



**AGENDA**

**FOR THE**

**REGULAR BOARD OF ALDERMEN MEETING**

**OF**

**MONDAY, DECEMBER 5, 2016**

**AT THE**

**MANCHESTER POLICE FACILITY**  
**200 HIGHLANDS BOULEVARD DRIVE**



REGULAR MEETING OF THE BOARD OF ALDERMEN

NEXT BILL: 16-2286

NEXT ORD: 16-2167

NEXT RES: 16-0577

DATE: MONDAY, DECEMBER 5, 2016 – 7:00 p.m.

MEETING TO BE HELD AT THE POLICE FACILITY  
200 HIGHLANDS BOULEVARD DRIVE

PUBLIC HEARING NOTICE: Request for a Special Use Permit  
for a semi-private indoor sports  
facility at 14290 Manchester Road

Public Hearing

AGENDA

PAGE NO.

1. Call to Order:
  - a. Pledge of Allegiance to the Flag
  - b. Invocation
2. Roll Call and Statement of Quorum
3. Approval of the Minutes:
  - a. Minutes of the Public Hearing of Monday, November 21, 2016  
regarding a Special Use Permit Request for a kiosk in Dierberg's 1 - 2
  - b. Minutes of the Monday, November 21, 2016 Regular Board  
of Aldermen meeting 3 - 10
4. Establishment of Order of Items on the Agenda
5. Consideration of Petitions and Comments from the Public
  - a. Commendation of Police Officer
  - b. Comments from the Public

6.	Reports from the Mayor	
a.	Mayoral Report	
7.	Reports from the City Administrator	
a.	List of Paid Bills (Warrant dates of November 20 – December 3, 2016)	11 - 27
8.	Reports from Committees	
a.	Planning and Zoning Commission	
b.	Manchester Arts	
9.	Action on Old Bills	
a.	Bill # 16-2283 - An Ordinance approving the budget – second reading - Alderman Baumann	28
b.	Bill # 16-2284 - An Ordinance approving an amendment to the 2016 budget – second reading – Alderman Stevens	29 - 30
c.	Bill # 16-2285 - An Ordinance approving a Special Use Permit for Dierberg's to engage, as an accessory use, in the sale of Starbucks branded beverages and products – second reading – Alderman Diehl	31 - 44
10.	Introduction of New Bills	
a.	Bill approving a Special Use Permit for a semi-private indoor sports facility at 14290 Manchester Road – Alderman Ottenad	45 - 54
b.	Bill approving Plat for Laurel Oaks Subdivision – Alderman Hamill	55 - 61 with oversized inserted page
c.	Bill authorizing installation of one fire hydrant in the Laurel Oak Manor Subdivision – Alderman Hamill	62 - 64
d.	Resolution authorizing contract for performing residential sewer lateral service repairs – Alderman Clement	65 - 77
11.	Miscellaneous	

- a. Comments from the Public

12. Executive Session:

- a. Closed Session: Pursuant to Section 610.021 (1) of the Revised Statutes of the State of Missouri pertaining to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communication between a public governmental body or its representatives and its attorneys.

13. Adjournment

Note: Due to ongoing City business, all meeting agendas should be considered tentative.

If you are a person with a disability or have special needs in order to participate in this public meeting, please contact City Administrator Andy Hixson no later than 72 hours before the meeting.

For more information, call:

636-227-1385 VOICE

1-800-735-2966 TDD

1-800-735-2466 RELAY MISSOURI

***Posted Friday, December 2, 2016 at 1:00 p.m.***



City of Manchester  
14318 Manchester Road  
Manchester, Missouri 63011

(636) 227-1385

## **PUBLIC HEARING NOTICE**

**The City of Manchester Board of Aldermen shall hold a public hearing on Monday, December 5, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:**

**CASE #16-SUP-011 – John Rallo, WC Training Partners, LLC, on behalf of Wholfart Holdings, LLC, owner, is seeking approval of a Special Use Permit semi-private indoor sports facility located at 14290 Manchester Road. The property is zoned C-1 Commercial District.**



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, NOVEMBER 21, 2016  
AT 200 HIGHLANDS BOULEVARD DRIVE  
REGARDING A SPECIAL USE PERMIT FOR AN ACCESSORY USE  
TO SELL STARBUCKS BEVERAGES AND PRODUCTS AT DIERBERGS**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 21, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request from Drew Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at 421 Lafayette Center, zoned C-1 Commercial.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Mr. Drew Bextermueller, Director of Real Estate, on behalf of Dierbergs Market, stated that he was at the meeting in regard to the request for a permit allowing the operation of a kiosk for the sale of Starbucks branded beverages and products. He stated that Dierbergs Market has entered into a license agreement with Starbucks to allow the sale of their beverages and products. The kiosk will be operated by two to three Dierbergs Markets associates and will be open during normal supermarket hours. The kiosk will be operated as an accessory to the supermarket and will provide a convenience to customers shopping in the supermarket.

Alderman Diehl stated he believes this is a nice addition but questioned if they are already selling coffee.

Mr. Bextermueller answered they have been in contact with City Attorney Gunn in that regard.

There were no opponents.

Ms. Jeannette Nissenbaum, 918 LaBonne Parkway, stated that she loves Starbucks and thinks it works very well at the Des Peres location. She thinks it is a wonderful addition to the Manchester community.

Alderman Clement announced that the Planning and Zoning Committee recommended this Special Use Permit to the Board of Aldermen.

City Attorney Gunn reviewed the Special Conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester Statutes and Ordinances.
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

Mr. Bextermueller agreed to the Special Use Conditions.

Mayor Willson closed the public hearing at 7:06 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC  
City Clerk

*Note: This is a journal of the Public Hearing held November 21, 2016 regarding the sale of Starbucks branded beverages at Dierbergs (summary) not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
MONDAY, NOVEMBER 21, 2016  
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:06 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the Public Hearing of November 7, 2016 regarding a Special Use Permit Request for Jasmine Day Spa

Alderman Hamill made the motion to approve the Minutes of the Special Use Permit for Jasmine Day Spa for Monday, November 7, 2016. The motion was seconded by Alderman Clement and carried unanimously without objection.

b. Minutes of the Public Hearing of November 7, 2016 regarding a text amendment to the Code regarding mortuaries in the Planned Business District

Alderman Clement made the motion to approve the Minutes for the text amendment to the Code regarding Mortuaries for Monday, November 7, 2016. The motion was seconded by Alderman Ottenad and carried unanimously without objection.

c. Minutes of the Public Hearing of November 7, 2016 regarding a Special Use Permit Request for St. Louis Cremation

Alderman Clement made the motion to approve the Minutes for the Special Use Permit for St. Louis Cremation for Monday, November 7, 2016. The motion was seconded by Alderman Hamill and carried unanimously without objection.

d. Minutes of the Regular Board of Aldermen Meeting of November 7, 2016



Alderman Clement made the motion to approve the Minutes of Monday, November 7, 2016 Regular Board of Aldermen meeting. The motion was seconded by Alderman Hamill and carried unanimously without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to accept the Order of Items on the Agenda as submitted. The motion was seconded by Alderman Clement, and carried unanimously without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Proclamation honoring Director of Finance Dave Tuberty for receiving the CAFR Award

Mayor Willson presented Director of Finance Dave Tuberty with a Proclamation for receiving the prestigious "Certificate of Achievement for Excellence in Financial Reporting" (CAFR) reward.

b. 2017 Budget Presentation – Director of Finance Dave Tuberty

Director of Finance Dave Tuberty gave a presentation of the proposed budget for fiscal year 2017. The projected revenues for all funds combined are \$20.88 million. The total projected expenditures combined are \$21.5 million dollars with an excess of expenditures over revenues \$623 thousand. The General Fund Revenue is \$9,427,200.00 and projected expenditures are \$9,265,739.00. The excess revenues over expenditures after transfers will be \$21,461.

c. Comments from the Public

Director of Public Works Bob Ruck stated he wanted to give the numbers of the deer carcass collection to the Board. He said that currently the City has had 21 deer carcasses, with the City picking up 11, the State picking up six and the County picking up four. He said the last two weekends we have had two deer/police vehicle accidents. There will be another deer survey coming up in late winter to analyze the deer population.

Alderman Clement stated that at a homeowners meeting with Alderman Ottenad that they attended, people are wanting the City to do something about the deer population.

Alderman Stevens asked if the number of deer hit is larger than last year, or if it is the same as last year.

Alderman Ottenad answered that the 2015 deer count was 42 that involved vehicles. She said there were 123 total incidents.

Director Ruck stated that number also includes the counts from the Police Department which hasn't been summarized this year yet.

Mr. Chris Winters, 510 Cardinal Lane, said that in his back yard, he has three generations of does, and there is an eight point buck having a field day. He stated that he is able to get within 20 feet of the deer, and he wanted to echo that there is a problem.

Mr. Lee Presser, 1140 Big Bend Station Drive, Trustee of Big Bend Subdivision, praised the Public Works Director and his department for all the excellent work done in their subdivision over the past few years. He also thanked Dave Fox who has also been very helpful to the subdivision.

Mr. Presser stated that there is a very large partially dead tree in their subdivision, and it probably towers five stories. Mr. Presser showed a sample of a "twig" from the tree that fell to the sidewalk where people walk. He said this tree is in front of the subdivision and right by the sidewalk. Dave Fox and Bob Ruck visited with Mr. Presser and he said they were shocked at the appearance of this tree. Mr. Presser said the tree is at 1129 Big Bend Station Drive, on private property, and he was hoping that the City would abate this, after which there was a decision by City staff not to abate this tree.

Attorney Gunn stated that Mr. Fox did go out and took photographs of the tree and supplied a narrative of the circumstances. In considering the Ordinances, and comparing the photographs and Mr. Fox's narrative as to what the circumstances were to the provisions of the Ordinance, he felt that it did not satisfy the terms of the Ordinance as a matter that would be abated by the City at the City's cost.

Mr. Presser said the sample he brought in was one of many pieces of the tree. Mr. Presser spoke with the lady who owns the tree, and she admits it is terrible, but it is around \$1,400 to remove. She said she is waiting to find a lower price.

## 6. REPORTS FROM THE MAYOR

### a. Mayoral Report

Mayor Willson reported that on November 7, he met with Boy Scout Troop 781 at Hanna Woods School, and they talked about municipal government. He said that the new Webelos have a requirement now before going into Scouts, and that is they have to meet with the Mayor or a Municipal Official. He reported that November 10 was the rededication of the Veterans' Memorial Wall at Parkway South High School. Mayor Willson stated that on November 10 in the evening, he attended the MADD (Mothers Against Drunk Driving) dinner, where Officer Dave Ebert, Officer Jon Weiss, and Sergeant Dan West were recognized at the dinner. He stated that on November 11 he attended the "Breakfast for Veterans" at the Legion Hall, compliments to the Parks Department who prepared the breakfast, and there was a good turnout. He stated that he along with City Administrator Hixson attended the Lafayette Industries 40<sup>th</sup> anniversary dinner and he said that Lafayette Industries is very appreciative of the support from the City of Manchester. Mayor Willson reported that on November 14 he attended the Planning & Zoning meeting and also the County Lane Woods I subdivision meeting where there was a discussion about the deer. He stated that on November 17, there was another scout meeting at St. John's; and on November 18 he attended the Government Affairs Transportation Council meeting in Ellisville. Mayor Willson reported that the Art Show was on Friday night, there were 14 artists represented, and they appreciated that their art was being displayed in the Courtroom.

Mayor Willson stated that a point of interest that was in the West Newsmagazine is that the Parkway South High School marching band won first place, which is under Chris Becker's direction, and he is the individual who is in charge of the Manchester Community Band.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. Lafayette Industries 40<sup>th</sup> anniversary dinner on the Hill

City Administrator Andy Hixson stated there was a very nice dinner on the Hill, it was for the 40<sup>th</sup> anniversary of Lafayette Industries.

b. List of Paid Bills (Warrant dates of November 6 – November 19, 2016)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Manchester Arts

Alderman Stevens reported that there was a reception for the artwork. There was an art experience at Lafayette Industries and another one is planned for November 28. There has been approval for the utility boxes, and as soon as the weather is good, they will be painted.

Alderman Stevens stated that Lafayette Industries is having their "Holiday in Art" at Manchester United Methodist Church (MUMC) on December 12 from 6:00 p.m. to 8:30 p.m. The Choir will sing and use handbells, and artwork from the Art Experience will be displayed. Mayor Willson reported that there were 49 Art Experience participants, the largest so far, at Lafayette Industries. Mayor Willson stated Stephanie Hardesty, Kat Douglas, City Administrator Hixson, Alderman Clement and Alderman Ottenad and people from the Legion Hall volunteered for Lafayette Industries art.

Alderman Stevens stated the two sculptures look really nice and are part of the loan program. There will be more later on.

b. Planning and Zoning Commission

Alderman Clement stated Planning & Zoning met on November 14, a Special Use Permit Request for a semi-private indoor sports facility, and the Commission recommended this to the Board. He advised that there is no agenda for a week from tonight.

c. Homecoming Committee

Alderman Ottenad stated that the next meeting will be January 18 at the Legion. The Homecoming Committee Holiday Party will be December 4.

9. ACTION ON OLD BILLS

a. AN ORDINANCE AMENDING THE CODE OF ORDINANCES REGARDING  
NUISANCES PERTAINING TO WATER DISCHARGE

City Attorney Patrick Gunn stated there was a change in Section 3; staff had discussions about the effective date, and they recommended June 1, 2017, to give people in violation an opportunity to react to the Ordinance.

Alderman Ottenad read the substitute Bill # 16-2278, entitled: "AN ORDINANCE AMENDING SECTION 215.010 OF THE CODE OF ORDINANCES RELATING TO NUISANCES", by title only.

Alderman Ottenad made the motion that Bill # 16-2278 become Ordinance # 16-2162. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Ottenad – aye  
Alderman Clement – aye  
Alderman Stevens – aye  
Alderman Hamill – aye  
Alderman Diehl – aye  
Alderman Baumann – aye

Mayor Willson announced the Bill passed with a vote of 6 to 0, with no objections.

c. AN ORDINANCE AMENDING THE CODE OF ORDINANCES RELATING TO  
NUISANCES AFFECTING HEALTH

Alderman Clement read for the second time Bill # 16-2279, entitled: "AN ORDINANCE AMENDING ARTICLE I OF CHAPTER 215 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, RELATING TO NUISANCES OCCURRING IN THE CITY OF MANCHESTER", by title only.

Alderman Clement made the motion that Bill # 16-2279 become Ordinance # 16-2163. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Clement – aye  
Alderman Stevens – aye  
Alderman Hamill – aye  
Alderman Diehl – aye  
Alderman Baumann – aye  
Alderman Ottenad – aye

Mayor Willson announced the Bill passed with a vote of 6 to 0, with no objections.

d. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR JASMINE DAY  
SPA

Alderman Diehl read for the second time Bill # 16-2280, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO LANYU JIANG, d/b/a JASMINE DAY SPA, TO OPERATE A MASSAGE THERAPIST FACILITY AT 14575 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(5)(h) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

Alderman Diehl made the motion that Bill # 16-2280 become Ordinance # 16-2164. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Stevens – aye  
Alderman Hamill – aye  
Alderman Diehl – aye  
Alderman Baumann – aye  
Alderman Clement – aye  
Alderman Ottenad – aye

Mayor Willson announced the Bill passed with a vote of 6 to 0, with no objections.

d. AN ORDINANCE AMENDING THE CODE OF ORDINANCES BY PERMITTING MORTUARIES IN THE PLANNED BUSINESS DISTRICT

Alderman Hamill read for the second time Bill #16-2281, entitled: AN ORDINANCE AMENDING SECTION 405.285.C OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER BY ADDING THERETO A NEW SUB-SECTION (19) PERMITTING MORTUARIES IN THE PLANNED BUSINESS DEVELOPMENT DISTRICT OF THE CITY OF MANCHESTER WITH A SPECIAL USE PERMIT, by title only.

Alderman Hamill made the motion that Bill # 16-2281 become Ordinance # 16-2165. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Hamill – aye  
Alderman Diehl – aye  
Alderman Baumann – aye  
Alderman Ottenad – aye  
Alderman Clement – aye  
Alderman Stevens – aye

Mayor Willson announced the Bill passed with a vote of 6 to 0, with no objections.

e. AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR ST. LOUIS CREMATION

Alderman Hamill read for the second time Bill #16-2282, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO MANCHESTER MORTUARY, LLC TO OPERATE A MORTUARY, WITHOUT A CREMATORIUM, AT 14374

MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.285(C)(19) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER”, by title only.

Alderman Hamill made the motion that Bill # 16-2282 become Ordinance # 16-2166. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Diehl – aye  
Alderman Baumann – aye  
Alderman Ottenad – aye  
Alderman Clement – aye  
Alderman Stevens – aye  
Alderman Hamill – aye

Mayor Willson announced the Bill passed with a vote of 6 to 0, with no objections.

10. INTRODUCTION OF NEW BILLS

a. BILL APPROVING THE 2017 BUDGET

Alderman Baumann introduced Bill # 16-2283, entitled: “AN ORDINANCE ADOPTING AND APPROVING THE BUDGET FOR THE CITY OF MANCHESTER FOR THE YEAR JANUARY 1, 2017 THROUGH DECEMBER 31, 2017, AND APPROPRIATING SUCH SUMS AS SET FORTH HEREIN FOR ALL DEPARTMENTS AND ACCOUNTS THEREIN SPECIFIED”, by title only

No further action at this time.

b. BILL ADJUSTING THE 2016 BUDGET FOR THE SEWER LATERAL REPAIR FUND

Alderman Stevens introduced Bill # 16-2284, entitled: “AN ORDINANCE AMENDING ORDINANCE NO. 15-2128 ADOPTING AND APPROVING THE BUDGET FOR THE CITY OF MANCHESTER FOR THE YEAR JANUARY 1, 2016 THROUGH DECEMBER 31, 2016, BY (1) INCREASING THE ESTABLISHED BUDGET FOR THE SANITARY SEWER REPAIR FUND BY TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), AND (2) REDUCING THE SANITARY SEWER REPAIR FUND BALANCE FOR THE BEGINNING OF 2017 BY TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00)”, by title only.

No further action at this time.

c. BILL APPROVING A SPECIAL USE PERMIT FOR DIERBERGS TO ENGAGE, AS AN ACCESSORY USE, IN THE SALE OF STARBUCKS BRANDED BEVERAGES AND PRODUCTS

Alderman Diehl introduced Bill # 16-2285, entitled: “AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO DIERBERGS MARKETS, INC. TO ENGAGE, AS AN ACCESSORY USE, IN THE OPERATION OF A FAST-FOOD RESTAURANT SELLING STARBUCKS BRANDED BEVERAGES AND PRODUCTS AT 421

LAFAYETTE CENTER, AS PROVIDED FOR IN SECTION 405.240(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER” by title only.

No further action at this time.

11. MISCELLANEOUS

a. Comments from the Public

Mr. Chris Winters, 510 Cardinal Lane, spoke in regard to the Veterans’ Breakfast held on November 11, which he attended, and also cooked. He said the first Veteran came by at 5:50 a.m. He said there were many veterans there, and they were very thankful. He said it was great to see these people sit, eat and talk. Mr. Winters expressed his compliments and said he would like for this to be an annual thing if possible. He said it was a great idea!

Mayor Willson added that the tables were all full from about 8:00 a.m. until about 9:30 a.m. He said it was a good turnout; people appreciated it; people conversed, and it was a very interesting event.

12. ADJOURNMENT

At 7:53 p.m., there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Clement and carried unanimously, without objection. The meeting adjourned at 7:53 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC  
City Clerk

*Note: This is a journal of the Board of Aldermen meeting held Monday, November 21, 2016 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.*



Manchester, MO

# Check Register

Packet: APPKT01294 - Check Run - 20161122

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
2461	247 - St. Louis Hardscape	11/22/2016	Regular	0.00	27.00	48102
2608	AFLAC	11/22/2016	Regular	0.00	720.58	48103
0010	Ameren Missouri	11/22/2016	Regular	0.00	48.04	48104
0009	Ameren Missouri	11/22/2016	Regular	0.00	5,584.82	48105
1516	Aramark	11/22/2016	Regular	0.00	368.95	48106
1029	Aramark Uniform Services	11/22/2016	Regular	0.00	115.80	48107
2156	BeneFlex HR Resources, Inc.	11/22/2016	Regular	0.00	508.70	48108
0034	City of Ballwin	11/22/2016	Regular	0.00	11,842.58	48109
2093	Commerce Bank - Commercial Card	11/22/2016	Regular	0.00	174.65	48110
2337	Commerce Bank - Commercial Card	11/22/2016	Regular	0.00	1,689.68	48111
2600	Commerce Bank - Commercial Card	11/22/2016	Regular	0.00	524.99	48112
1902	Commerce Bank - Commercial Card	11/22/2016	Regular	0.00	757.29	48113
2869	Commerce Bank - Commercial Card	11/22/2016	Regular	0.00	37.48	48114
2285	Commerce Bank Commercial Card	11/22/2016	Regular	0.00	20.00	48115
2623	Employee Expense Reimbursement	11/22/2016	Regular	0.00	75.79	48116
1233	Employee Travel Expenses	11/22/2016	Regular	0.00	122.04	48117
2793	Family Support Division	11/22/2016	Regular	0.00	93.75	48118
2173	Family Support Payment Center	11/22/2016	Regular	0.00	213.70	48119
2173	Family Support Payment Center	11/22/2016	Regular	0.00	400.00	48120
0340	Fred Weber, Inc.	11/22/2016	Regular	0.00	522.60	48121
2592	Fun Express	11/22/2016	Regular	0.00	127.02	48122
2702	General Code	11/22/2016	Regular	0.00	1,465.00	48123
0131	General Material Co.	11/22/2016	Regular	0.00	238.02	48124
2188	Gershenson Construction Co., Inc.	11/22/2016	Regular	0.00	119,621.20	48125
1225	Goldstein-Schwartz	11/22/2016	Regular	0.00	18.35	48126
2178	GovDeals	11/22/2016	Regular	0.00	10.00	48127
0135	Grainger	11/22/2016	Regular	0.00	39.19	48128
0421	Home Depot Credit Services	11/22/2016	Regular	0.00	81.51	48129
1031	Horner & Shifrin, Inc.	11/22/2016	Regular	0.00	3,251.49	48130
2687	In The Swim	11/22/2016	Regular	0.00	449.95	48131
0903	K & K Supply	11/22/2016	Regular	0.00	274.48	48132
1148	Lawn Systems, Inc.	11/22/2016	Regular	0.00	450.00	48133
2779	Legal Shield	11/22/2016	Regular	0.00	272.26	48134
0185	Mark S. Levitt	11/22/2016	Regular	0.00	1,800.00	48135
1087	Menards	11/22/2016	Regular	0.00	20.08	48136
1279	Michael P. Gunn	11/22/2016	Regular	0.00	1,800.00	48137
0182	Missouri Lawyers Media	11/22/2016	Regular	0.00	35.00	48138
1336	MOCCFOA - Eastern Division	11/22/2016	Regular	0.00	70.00	48139
1988	N. B. West Contracting Company	11/22/2016	Regular	0.00	237.60	48140
0251	Office Depot	11/22/2016	Regular	0.00	773.36	48141
1492	Overhead Door Company of St. Louis	11/22/2016	Regular	0.00	180.20	48142
2591	Paving Maintenance Supply, Inc.	11/22/2016	Regular	0.00	131.50	48143
1878	Petty Cash by Finance Dept.	11/22/2016	Regular	0.00	7.34	48144
2872	Snail Scott	11/22/2016	Regular	0.00	500.00	48145
2411	Staples Business Advantage	11/22/2016	Regular	0.00	82.79	48146
0324	Terrafl Incorporated	11/22/2016	Regular	0.00	96.00	48147
0095	The Daniel and Henry Co.	11/22/2016	Regular	0.00	1,545.00	48148
1652	Tope Plumbing, Inc.	11/22/2016	Regular	0.00	3,770.00	48149
0310	Treasurer, St. Louis County	11/22/2016	Regular	0.00	968.50	48150



Check Register

Packet: APPKT01294-Check Run - 20161122

<b>Vendor Number</b>	<b>Vendor Name</b>	<b>Payment Date</b>	<b>Payment Type</b>	<b>Discount Amount</b>	<b>Payment Amount</b>	<b>Number</b>
0987	Walter LePere American Legion Post	11/22/2016	Regular	0.00	371.75	48151

Bank Code APBNK Summary

	Payable Count	Payment Count	Discount	Payment
Payment Type				
Regular Checks	68	50	0.00	162,536.03
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>68</b>	<b>50</b>	<b>0.00</b>	<b>162,536.03</b>



Manchester, MO

# Check Register

Packet: APPKT01302 - Check Run 20161201

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
0010	Ameren Missouri	12/01/2016	Regular	0.00	11.21	48152
1516	Aramark	12/01/2016	Regular	0.00	287.85	48153
1029	Aramark Uniform Services	12/01/2016	Regular	0.00	111.55	48154
2798	Associated Engineered Sys.	12/01/2016	Regular	0.00	640.00	48155
2374	Baxter Farms and Nurseries	12/01/2016	Regular	0.00	215.00	48156
0050	Blue Chip Exterminating, Inc.	12/01/2016	Regular	0.00	23.00	48157
0529	Bobcat of St Louis	12/01/2016	Regular	0.00	191.71	48158
1085	Breese Publishing Company	12/01/2016	Regular	0.00	2,838.00	48159
0060	Bussen Quarries, Inc.	12/01/2016	Regular	0.00	81.80	48160
1037	Canon Financial Services, Inc.	12/01/2016	Regular	0.00	101.19	48161
2455	Charter Communications	12/01/2016	Regular	0.00	119.56	48162
2221	Collector of Revenue	12/01/2016	Regular	0.00	20.00	48163
2074	David Willson	12/01/2016	Regular	0.00	25.70	48164
2874	Fire Supply Depot	12/01/2016	Regular	0.00	939.00	48165
2198	Fire Walker, dba Walker Enterprise,	12/01/2016	Regular	0.00	15.00	48166
0926	Greenscape Gardens	12/01/2016	Regular	0.00	71.02	48167
2454	Guardian - Appleton	12/01/2016	Regular	0.00	6,839.13	48168
0421	Home Depot Credit Services	12/01/2016	Regular	0.00	4.98	48169
1031	Horner & Shifrin, Inc.	12/01/2016	Regular	0.00	6,526.40	48170
0153	Industrial Soap	12/01/2016	Regular	0.00	258.39	48171
2022	Just Me Apparel	12/01/2016	Regular	0.00	516.00	48172
0174	Laclede Gas Company	12/01/2016	Regular	0.00	235.76	48173
1148	Lawn Systems, Inc.	12/01/2016	Regular	0.00	193.00	48174
0183	Leon Uniform	12/01/2016	Regular	0.00	1,813.29	48175
1293	Lowe's Companies, Inc.	12/01/2016	Regular	0.00	679.35	48176
1410	Metropark Communications, Inc.	12/01/2016	Regular	0.00	2,215.30	48177
2494	Pace Properties, LLC	12/01/2016	Regular	0.00	2,736.57	48178
0141	Patrick R. Gunn	12/01/2016	Regular	0.00	2,775.00	48179
0279	Rejis Commission	12/01/2016	Regular	0.00	3,265.56	48180
2179	Republic Services - #346	12/01/2016	Regular	0.00	108,612.66	48181
0291	Simpson Construction Material, LLC	12/01/2016	Regular	0.00	1,395.45	48182
1387	Sprint/Nextel Communications	12/01/2016	Regular	0.00	1,364.65	48183
1348	St. Luke's Episcopal Presbyterian H	12/01/2016	Regular	0.00	150.00	48184
1190	Stericycle, Inc.	12/01/2016	Regular	0.00	168.00	48185
0315	Stonegate Auto Parts Inc.	12/01/2016	Regular	0.00	254.08	48186
0324	Terrafile Incorporated	12/01/2016	Regular	0.00	144.00	48187
2853	The Range - St. Louis West	12/01/2016	Regular	0.00	600.00	48188
1652	Tope Plumbing, Inc.	12/01/2016	Regular	0.00	2,385.00	48189
2177	TOTALFUNDS BY HASLER	12/01/2016	Regular	0.00	500.00	48190
0310	Treasurer, St. Louis County	12/01/2016	Regular	0.00	286.50	48191
1112	United HealthCare	12/01/2016	Regular	0.00	60,110.36	48192
0337	Valley Material	12/01/2016	Regular	0.00	440.00	48193
0745	Wal*Mart Community/GEMB	12/01/2016	Regular	0.00	334.81	48194

Check Register

Packet: APPKT01302-Check Run 20161201

<b>Vendor Number</b>	<b>Vendor Name</b>	<b>Payment Date</b>	<b>Payment Type</b>	<b>Discount Amount</b>	<b>Payment Amount</b>	<b>Number</b>
0604	Wise El Santo Co., Inc.	12/01/2016	Regular	0.00	36.00	48195

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	75	44	0.00	210,531.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	75	44	0.00	210,531.83



Manchester, MO

# Board Approval Report

## By Vendor Name

Payment Dates 11/20/2016 - 11/26/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 2461 - 247 - St. Louis Hardscape	EC011154	Bulk 8" gravel for road repair - Dean Reiter Ave	Bulk 8" gravel for road repair - Dean Reiter Ave	Streets - Maintenance & Rep	10-470-4310	11/09/2016	27.00
Vendor 2461 - 247 - St. Louis Hardscape Total:							27.00
Vendor: 0009 - Ameren Missouri	05910-25009 - 11/15/16	Service to various City locations - 9/22-10/23/16	Service to CityHall - 9/22-10/23/16	Electric	10-420-4235	11/15/2016	295.51
11/22/2016	05910-25009 - 11/15/16	Service to various City locations - 9/22-10/23/16	Service to various Park locations - 9/22-10/23/16	Electric	10-460-4235	11/15/2016	208.77
11/22/2016	05910-25009 - 11/15/16	Service to various City locations - 9/22-10/23/16	Service to Pub. Wks Bldg - 9/22-10/23/16	Electric	10-470-4235	11/15/2016	256.08
11/22/2016	05910-25009 - 11/15/16	Service to various City locations - 9/22-10/23/16	Service to var. Pub Wks locations - 9/22-10/23/16	Street Lighting	10-470-4236	11/15/2016	156.88
11/22/2016	1443119054 - 11/15/16	Service to Police Facility - 10/12-11/10/16	Service to Police Facility - 10/12-11/10/16	Electric	10-440-4235	11/15/2016	3,674.18
11/22/2016	3081059007 - 11/14/16	Service to Aquatic Center - 10/12-11/09/16	Service to Aquatic Center - 10/12-11/09/16	Electric	10-450-4235	11/14/2016	993.40
Vendor 0009 - Ameren Missouri Total:							5,584.82
Vendor: 0010 - Ameren Missouri	2592605110 - 11/15/16	Service to 740 Sherwick Terr - 10/13-11/14/16	Service to 740 Sherwick Terr - 10/13-11/14/16	Street Lighting	10-470-4236	11/15/2016	24.23
11/22/2016	2703114000 - 11/10/16	Service to 129 Woods Mill Rd - 10/10-11/08/16	Service to 129 Woods Mill Rd - 10/10-11/08/16	Street Lighting	10-470-4236	11/10/2016	23.81
Vendor 0010 - Ameren Missouri Total:							48.04
Vendor: 1029 - Aramark Uniform Services	311761203	Uniforms cleaned, Mats&Shop Towels, Mats - 11/16/16	Mats - 11/16/16	Uniforms & Equipment	10-460-4160	11/16/2016	9.50
11/22/2016	311761203	Uniforms cleaned, Mats&Shop Towels, Mats - 11/16/16	Uniforms cleaned - 11/16/16	Uniforms & Equipment	10-470-4160	11/16/2016	72.35
11/22/2016	311761203	Uniforms cleaned, Mats&Shop Towels, Mats - 11/16/16	Mats & Shop Towels - 11/16/16	Building - Maintenance & Re	10-470-4295	11/16/2016	33.95
Vendor 1029 - Aramark Uniform Services Total:							115.80
Vendor: 1516 - Aramark	17098071	(2) L/S Basic Twill shirt	(2) L/S Basic Twill shirt	Uniforms & Equipment	10-460-4160	10/29/2016	33.98

## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 11/20/2016 - 11/26/2016
11/22/2016	17113649	(3)Pr Insulated Overall,(2) Steelguard Arctic Coat	(3)Pr Insulated Overall,(2) Steelguard Arctic Coat	Uniforms & Equipment	10-470-4160	11/05/2016	Amount 334.97
Vendor: 2156 - BeneFlex HR Resources, Inc.							Vendor 1516 - Aramark Total:
11/22/2016	102185	Benny Card & HRA Fees - November	Benny Card & HRA Fees - November	Professional Fees	10-430-4165	11/15/2016	508.70
Vendor: 0034 - City of Ballwin							Vendor 2156 - BeneFlex HR Resources, Inc. Total:
11/22/2016	Nov '16 Dispatching Contract	Nov. Dispatching Contract	Nov. Dispatching Contract	Dispatching Contract	10-440-4330	11/16/2016	11,842.58
Vendor: 1902 - Commerce Bank - Commercial Cards							Vendor 0034 - City of Ballwin Total:
11/22/2016	0000-0220-0202 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Skaggs	RingCentral Fee - October	Equipment Rental	10-425-4280	11/11/2016	101.40
11/22/2016	0000-0220-0202 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Skaggs	Google - SVCSAPPS Fee	Equipment - Maintenance &	10-425-4290	11/11/2016	10.00
11/22/2016	0000-0220-0202 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Skaggs	TKO Electronics - Data Storage 7mss256dl1263	Equipment - Maintenance &	10-425-4290	11/11/2016	136.00
11/22/2016	0000-0220-0202 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Skaggs	Dell OptiPlex 390, Latitude E5420, OptiPlex 790	Expendable Equipment	10-425-6100	11/11/2016	446.37
11/22/2016	0000-0220-0202 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Skaggs	(2) Dell OptiPlex 390, Dell Latitude E5420	Expendable Equipment	10-425-6100	11/11/2016	468.80
11/22/2016	0000-0220-0202 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Skaggs	Walmart - (2) Cans Coffee	Office Supplies	10-440-4215	11/11/2016	25.39
11/22/2016	0000-0220-0202 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Skaggs	The Range - Batteries for patrol rifle optics	Field Supplies	10-440-4220	11/11/2016	15.70
11/22/2016	CR0000-0220-0202-11/11/1	Credit for cancelled mdse.	Dell OptiPlex 390, Dell OptiPlex 790, Latitude E5420	Expendable Equipment	10-425-6100	11/11/2016	446.37
Vendor: 2869 - Commerce Bank - Commercial Cards							Vendor 1902 - Commerce Bank - Commercial Cards Total:
11/22/2016	0000-5652-2642 - 11/11/16	Credit Card Chgs - Oct. - M. Rippetoe	Lunch Mtg w/MoDOTB. Ruck, M. Rippetoe-10/28/16	Business Lunch/Dinner	10-475-4180	11/11/2016	37.48
Vendor: 2093 - Commerce Bank - Commercial Cards							Vendor 2869 - Commerce Bank - Commercial Cards Total:
11/22/2016	0000-0220-0210 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Collins	Domino's Pizza for Halloween volunteers	Public Relations	10-410-4170	11/11/2016	114.65
11/22/2016	0000-0220-0210 - 11/11/16	Credit Card Chgs - Oct/Nov - E. Collins	Constant Contact Fee - Nov.	Public Relations	10-460-4170	11/11/2016	60.00
Vendor: 2337 - Commerce Bank - Commercial Cards							Vendor 2093 - Commerce Bank - Commercial Cards Total:
11/22/2016	0000-0234--5098 - 11/11/16	Credit Card Chgs - Oct. - T. Walsh	Hilton Hotel - San Diego - IACP Conf - 10/15-18/16	Travel/Meetings	10-440-4175	11/11/2016	1,689.68
Vendor: 2337 - Commerce Bank - Commercial Cards							Vendor 2337 - Commerce Bank - Commercial Cards Total:
							1,689.68

## Payment Dates: 11/20/2016 - 11/26/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 2600 - Commerce Bank - Commercial Cards 11/22/2016	0000-0888-5263 - 11/11/16	Credit Card Chgs - Oct. - C. M. Skaggs	Stamps.Com fee - Oct.	Equipment Rental	10-425-4280	11/11/2016	24.99
11/22/2016	0000-0888-5263 - 11/11/16	Credit Card Chgs - Oct. - C. M. Skaggs	USPS Stamps purchased - 10/25/16	Postage	10-440-4265	11/11/2016	250.00
11/22/2016	0000-0888-5263 - 11/11/16	Credit Card Chgs - Oct. - C. M. Skaggs	USPS Postage Stamps Purchased	Postage	10-480-4265	11/11/2016	250.00
Vendor: 2285 - Commerce Bank Commercial Card 11/22/2016	0000-0237-2688 - 11/11/16	Credit Card Chgs. - Nov. - R. Ruck	APWA Lunch/Mtg Pmt - Dec	Business Lunch/Dinner	10-470-4180	11/11/2016	524.99
Vendor: 2623 - Employee Expense Reimbursement 11/22/2016	E. Skaggs - Meals/fuel	Reimb E. Skaggs Meals & fuel- CJIS conf- 10/5-7/16	Reimb E. Skaggs Meals & fuel- CJIS conf- 10/5-7/16	Training	10-425-4130	11/11/2016	75.79
Vendor: 1233 - Employee Travel Expenses 11/22/2016	R. Ruck-Mileage Reimb.	Reimb R. Ruck Mileage - APWA Conf. in Columbia	Reimb R. Ruck Mileage - APWA Conf. in Columbia	Travel/Meetings	10-470-4175	11/16/2016	122.04
Vendor: 0340 - Fred Weber, Inc. 11/22/2016	12066781	(8.04) Tons COML HMA Asphalt - Delmonico Dr.	(8.04) Tons COML HMA Asphalt - Delmonico Dr.	Streets - Maintenance & Rep	10-470-4310	11/03/2016	522.60
Vendor: 2592 - Fun Express 11/22/2016	680397487-01	Breakfast w/Santa items	Picture frames,coloring books,crayons, asst bands	Program Supplies	10-460-4210	11/03/2016	127.02
Vendor: 2702 - General Code 11/22/2016	PG0000010156	Suppl. SB 491 Offenses Chapter Update	Suppl. SB 491 Offenses Chapter Update	Miscellaneous	10-420-4325	10/31/2016	1,465.00
Vendor: 0131 - General Material Co. 11/22/2016	IN012530	(42) 80# Premix concrete mix, skid chg	(42) 80# Premix concrete mix, skid chg	Streets - Maintenance & Rep	10-470-4310	11/15/2016	238.02
Vendor: 2188 - Gershenson Construction Co., Inc. 11/22/2016	#1 - PE 10/31/16	Hanna Rd Phase2 Asphalt Mill & Overlay Project-Oct	Hanna Road Phase 2 Asphalt Mill & Overlay Project	Concrete Street Replacemen	50-470-6310	11/01/2016	119,621.20
				Vendor 2188 - Gershenson Construction Co., Inc. Total:			119,621.20

## Board Approval Report

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 11/20/2016 - 11/26/2016
Vendor: 1225 - Goldstein-Schwartz	363386-001	Hose parts	3/4" Univ. male cplg. 3/4" brass adapt. Ball valve	Building - Maintenance & Re	10-460-4295	11/11/2016	18.35
Vendor 1225 - Goldstein-Schwartz Total:							18.35
Vendor: 2178 - GovDeals	1993-102016	Fee for sale of Halogen Lights & Ceiling Fan	Fee for sale of Halogen Lights & Ceiling Fan	Miscellaneous Park	10-561-5620	10/31/2016	15.00
11/22/2016	CR1993-003714	Credit of fee for Sept. sale on GovDeals	Credit of fee for Sept. sale on GovDeals	Miscellaneous Park	10-561-5620	10/01/2016	-5.00
Vendor 2178 - GovDeals Total:							10.00
Vendor: 0135 - Grainger	9269402153	Lavatory Counter Soap Dispenser	Lavatory Counter Soap Dispenser	Building - Maintenance & Re	10-470-4295	11/02/2016	39.19
Vendor 0135 - Grainger Total:							39.19
Vendor: 0421 - Home Depot Credit Services	1014190	60W Daylight LED Bulb 4 pk - City Hall fixtures	60W Daylight LED Bulb 4 pk - City Hall fixtures	Building - Maintenance & Re	10-470-4295	11/03/2016	8.97
11/22/2016	4023162	Grounding light pigtails - 5 p	Grounding light pigtails - 5 p	Field Supplies	10-470-4220	10/21/2016	2.97
11/22/2016	5023039	Light switch sensor - City Hall basement	Light switch sensor/wallplate - City Hall basement	Building - Maintenance & Re	10-470-4295	10/20/2016	30.76
11/22/2016	6025962	Command Clear Wall Hooks	Command Clear Wall Hooks	Building - Maintenance & Re	10-470-4295	11/08/2016	12.84
11/22/2016	7024276	25' Rigid extension cord	25' Rigid extension cord	Small Tools & Equipment	10-470-4320	10/28/2016	25.97
Vendor 0421 - Home Depot Credit Services Total:							81.51
Vendor: 1031 - Horner & Shifrin, Inc.	#4	Planning & Design Services - Spring Meadows Bridge	2016 Planning & Design Services	Bridge Repair/Replacement	50-470-6160	11/04/2016	3,251.49
Vendor 1031 - Horner & Shifrin, Inc. Total:							3,251.49
Vendor: 2687 - In The Swim	11813019 - #0000182368	(5) Funbrellas per quote	(5) Funbrellas per quote	Field Supplies	10-450-4220	11/01/2016	430.00
11/22/2016	11813019A	Add'l chg. - (5) Funbrellas	Add'l chg. - (5) Funbrellas	Field Supplies	10-450-4220	11/01/2016	19.95
Vendor 2687 - In The Swim Total:							449.95
Vendor: 0903 - K & K Supply	43248	Engine Oil Pressure Switch - for Asphalt Roller	Engine Oil Pressure Switch - for Asphalt Roller	Equipment - Maintenance &	10-470-4290	11/02/2016	274.48
Vendor 0903 - K & K Supply Total:							274.48
Vendor: 1148 - Lawn Systems, Inc.	615A - 10/28/16	Winterize sprinkler system - Police facility	Winterize sprinkler system - Police facility	Building - Maintenance & Re	10-470-4295	11/01/2016	170.00
11/22/2016	616A - 10/28/16	Winterize sprinkler system - 141/Manchester Rd.	Winterize sprinkler system - 141/Manchester Rd.	Streets - Maintenance & Rep	10-470-4310	11/01/2016	280.00
Vendor 1148 - Lawn Systems, Inc. Total:							450.00

## Board Approval Report

Payment Date		Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 11/20/2016 - 11/26/2016	Amount
Vendor: 0185 - Mark S. Levitt		Nov. '16 Retainer	Nov. Retainer - Prosecutor	Nov. Retainer - Prosecutor	Professional Fees	10-480-4165	11/16/2016	Vendor 0185 - Mark S. Levitt Total:	1,800.00
11/22/2016									1,800.00
Vendor: 1087 - Menards									
11/22/2016		75913 - #33100259	(2) Desk light bulbs	(2) Desk light bulbs	Building - Maintenance & Re	10-470-4295	11/02/2016		3.98
11/22/2016		75980	Electrical supplies, gutter/shingle clip	Electrical supplies, gutter/shingle clip	Building - Maintenance & Re	10-460-4295	11/03/2016		16.10
Vendor: 1279 - Michael P. Gunn								Vendor 1087 - Menards Total:	20.08
11/22/2016		Nov. '16 Retainer	Nov. Retainer - Judge	Nov. Retainer - Judge	Professional Fees	10-480-4165	11/16/2016		1,800.00
Vendor: 0182 - Missouri Lawyers Media								Vendor 1279 - Michael P. Gunn Total:	1,800.00
11/22/2016		743015423	Ad requesting Bids - Sewer Lateral Repair Project	Ad requesting Bids - Sewer Lateral Repair Project	Newspaper Notices	10-420-4185	11/11/2016		35.00
Vendor: 1336 - MOCCFOA - Eastern Division		(2) Tickets - Holiday Luncheon	MoCCFOA Holiday Luncheon	MoCCFOA Holiday Luncheon	Business Lunch/Dinner	10-420-4180	11/21/2016	Vendor 0182 - Missouri Lawyers Media Total:	35.00
11/22/2016			12/15/16	12/15/16				Vendor 1336 - MOCCFOA - Eastern Division Total:	70.00
Vendor: 1988 - N. B. West Contracting Company									70.00
11/22/2016		107435	(2.16) tons UPDM patch aspha	(2.16) tons UPDM patch aspha	Streets - Maintenance & Rep	10-470-4310	11/16/2016	Vendor 1988 - N. B. West Contracting Company Total:	237.60
Vendor: 0251 - Office Depot									237.60
11/22/2016		7315405	Office Supplies - Oct.	Tissue, (5) Cases Copy Paper	Office Supplies	10-420-4215	10/31/2016		208.44
11/22/2016		7315405	Office Supplies - Oct.	Magenta toner cart.	Office Supplies	10-460-4215	10/31/2016		102.77
11/22/2016		7315405	Office Supplies - Oct.	32GB Store n Go Flash drive, 32GB USB Drive	Office Supplies	10-460-4215	10/31/2016		21.12
11/22/2016		7315405	Office Supplies - Oct.	32GB Cruiser Glide USB	Office Supplies	10-460-4215	10/31/2016		13.50
11/22/2016		7315405	Office Supplies - Oct.	Promo ruler jewel colors	Office Supplies	10-470-4215	10/31/2016		1.39
11/22/2016		7315405	Office Supplies - Oct.	(2) Boxes Business Cards - M. Rippetoe	Office Supplies	10-475-4215	10/31/2016		41.00
11/22/2016		7315405	Office Supplies - Oct.	2pk blk ink, Toner Cart, blk, yellow, cyan	Office Supplies	10-480-4215	10/31/2016		270.67
11/22/2016		7315405	Office Supplies - Oct.	Case of copy paper	Office Supplies	10-480-4215	10/31/2016		39.50
11/22/2016		7315405	Office Supplies - Oct.	(4) 24x36 Maps - Manchester ArtsFest	Program Supplies	85-485-4210	10/31/2016		74.97
Vendor: 1492 - Overhead Door Company of St. Louis								Vendor 0251 - Office Depot Total:	773.36
11/22/2016		SVC/510684	Repair to Pub.Wks. overhead door controller switch	Repair to Pub.Wks. overhead door controller switch	Building - Maintenance & Re	10-470-4295	10/31/2016		180.20
Vendor: 1492 - Overhead Door Company of St. Louis								Vendor 1492 - Overhead Door Company of St. Louis Total:	180.20



## Board Approval Report

Payment Dates: 11/20/2016 - 11/26/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 2591 - Paving Maintenance Supply, Inc.	25600788	Replacement parts for crack sealing equipment	Replacement parts for crack sealing equipment	Equipment - Maintenance &	10-470-4290	11/02/2016	131.50
Vendor: 1878 - Petty Cash by Finance Dept.	Nov. '16 Reimb.	Nov. petty cash reimb.	Costco - cookies for GFOA GAAP Update mtg.	Business Lunch/Dinner	10-430-4180	11/21/2016	7.34
Vendor: 2872 - Snail Scott	2 yr. Sculpture Loan fee	2 yr Sculpture Loan - "Aspiration"	2 yr Sculpture Loan - "Aspiration"	Public Relations	85-485-4170	11/15/2016	500.00
Vendor: 2411 - Staples Business Advantage	8041648907 - #1060969	Office Supplies - Oct.	White cover stock, Dz Pens, (2) Cs Copy Paper	Office Supplies	10-440-4215	10/29/2016	82.79
Vendor: 0324 - Terrafil Incorporated	0000013563	(2) Loads Clean Fill to Landfill - Sidewalks	(2) Loads Clean Fill to Landfill - Sidewalks	Concrete Sidewalk Replacem	50-470-6320	11/01/2016	96.00
Vendor: 0095 - The Daniel and Henry Co.	577505	Public Employee Dishonesty Policy- 2nd Installment	Public Employee Dishonesty Policy- 2nd Installment	City Insurance	10-430-4270	11/01/2016	1,545.00
Vendor: 1652 - Tope Plumbing, Inc.	108306	4 Timberstone - Sewer Repair	4 Timberstone - Sewer Repair	Capital Improvement	70-470-4500	11/09/2016	3,770.00
Vendor: 0310 - Treasurer, St. Louis County	T110616000094004	(3) House Inspections, (4) Apt. Inspections	(3) House Inspections, (4) Apt. Inspections	Professional Fees	10-475-4165	11/06/2016	586.50
Vendor: 0987 - Walter LePere American Legion Post 208	T11131600094003	(4) House Inspections	(4) House Inspections	Professional Fees	10-475-4165	11/13/2016	382.00
Vendor: 0987 - Walter LePere American Legion Post 208	Homecoming Burgers, chili d	Homecoming food - volunteers	(7)Hamburgers, (66) Cheeseburgers, (6)Chili dogs	Business Lunch/Dinner	65-465-4180	11/16/2016	371.75
Vendor 0987 - Walter LePere American Legion Post 208 Total:							371.75
Grand Total:							160,835.74



Manchester, MO

# Board Approval Report

## By Vendor Name

Payment Dates 11/27/2016 - 12/03/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
Vendor: 0010 - Ameren Missouri							
12/01/2016	0222209116 - 11/25/16	Service to 141/Manch. Bridge - 10/23-11/22/16		Street Lighting	10-470-4236	11/25/2016	11.21
Vendor 0010 - Ameren Missouri Total:							11.21
Vendor: 1029 - Aramark Uniform Services							
12/01/2016	311786042	Uniforms cleaned,Mats&Shop Towels,	Mats - 11/23/16	Uniforms & Equipment	10-460-4160	11/23/2016	9.50
12/01/2016	311786042	Uniforms cleaned,Mats&Shop Towels,	Uniforms cleaned - 11/23/16	Uniforms & Equipment	10-470-4160	11/23/2016	68.10
12/01/2016	311786042	Uniforms cleaned,Mats&Shop Towels,	Mats & Shop Towels - 11/23/16	Building - Maintenance & Re	10-470-4295	11/23/2016	33.95
Vendor 1029 - Aramark Uniform Services Total:							111.55
Vendor: 1516 - Aramark							
12/01/2016	17124529 - #756325	(3) Route pocket pants	(3) Route pocket pants	Uniforms & Equipment	10-460-4160	11/12/2016	56.97
12/01/2016	17128191 - #756325	Rain Pants, Rain Parkas, Hood sweatshirt, overall	Rain Pants, Rain Parkas, Hood sweatshirt, overall	Uniforms & Equipment	10-460-4160	11/13/2016	230.88
Vendor 1516 - Aramark Total:							287.85
Vendor: 2798 - Associated Engineered Sys.							
12/01/2016	34160	Dome & Day/Night Network Camera, indoor, Install	Dome & Day/Night Network Camera, indoor, Install	Equipment - Maintenance &	10-425-4290	11/17/2016	640.00
Vendor 2798 - Associated Engineered Sys. Total:							640.00
Vendor: 2374 - Baxter Farms and Nurseries							
12/01/2016	968	Redbud tree 2.5"	Redbud tree 2.5"	Parks-Maintenance & Repair	10-460-4312	11/09/2016	215.00
Vendor 2374 - Baxter Farms and Nurseries Total:							215.00
Vendor: 0050 - Blue Chip Exterminating, Inc.							
12/01/2016	9184047	Pest control service to Park Bldgs - Nov.	Pest control service to Park Bldgs - Nov.	Building - Maintenance & Re	10-460-4295	11/16/2016	23.00
Vendor 0050 - Blue Chip Exterminating, Inc. Total:							23.00
Vendor: 0529 - Bobcat of St Louis							
12/01/2016	P64461	(2) Fuel fill caps - S250-5, stock	(2) Fuel fill caps - S250 5, stock	Vehicle - Maintenance & Rep	10-470-4285	11/08/2016	17.28
12/01/2016	P64659	Battery for Bobcat S300 Skid-steer - Parks Dept.	Battery for Bobcat S300 Skid-steer - Parks Dept.	Vehicle - Maintenance & Rep	10-470-4285	11/11/2016	160.90
12/01/2016	P65053	Seal kit for valve - Bobcat planer #231611786	Seal kit for valve - Bobcat planer #231611786	Equipment - Maintenance &	10-470-4290	11/21/2016	13.53
Vendor 0529 - Bobcat of St Louis Total:							191.71

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Payment Dates: 11/27/2016 - 12/03/2016
Vendor: 1085 - Breese Publishing Company	105703	Printing of Winter "Message" 2016 w/Park Inse	Printing of Winter "Message" 2016 w/Park Inse	Newsletters	10-420-4190	11/14/2016	2,105.00
12/01/2016	105703	Printing of Winter "Message" 2016 w/Park Inse	Printing of Winter "Message" 2016 w/Park Inse	Public Relations	10-460-4170	11/14/2016	733.00
Vendor: 0060 - Bussen Quarries, Inc.	216193	(8.61) Tons MSD1 Stone - Sewer Lateral work	(8.61) Tons MSD1 Stone - Sewer Lateral work	Capital Improvement	70-470-4500	11/07/2016	81.80
12/01/2016	16708518	Graphics Equip - 11/1-11/30/16, Usage - Oct.	Graphics Equip - 11/1-11/30/16, Usage - Oct.	Equipment Rental	10-425-4280	11/12/2016	101.19
Vendor: 1037 - Canon Financial Services, Inc.	8345780320194701	TV Cable Service - 11/27-12/26/16	TV Cable Service - 11/27-12/26/16	Dues & Subscriptions	10-440-4260	11/17/2016	119.56
12/01/2016	8345780320194701	November Sales Tax Report	November Sales Tax Report	Professional Fees	30-475-4165	11/23/2016	20.00
Vendor: 2455 - Charter Communications	Nov. Mileage - 11/21/16	Mileage Reimb. - 11/11-11/16/16	Mileage Reimb. - 11/11-11/16/16	Mileage	10-410-4176	11/21/2016	25.70
12/01/2016	Nov. Mileage - 11/21/16	Mileage Reimb. - 11/11-11/16/16	Mileage Reimb. - 11/11-11/16/16	Mileage	10-410-4176	11/21/2016	25.70
Vendor: 2874 - Fire Supply Depot	7972P - 10/25/16	(25) CERT Starter Kits	(25) CERT Starter Kits	Public Relations	10-440-4170	11/01/2016	939.00
12/01/2016	7972P - 10/25/16	(25) CERT Starter Kits	(25) CERT Starter Kits	Public Relations	10-440-4170	11/01/2016	939.00
Vendor: 2198 - Fire Walker, dba Walker Enterprise, Inc.	112586	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	Equipment - Maintenance &	10-470-4290	11/08/2016	15.00
12/01/2016	112586	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	Equipment - Maintenance &	10-470-4290	11/08/2016	15.00
Vendor: 0926 - Greenscape Gardens	334094	(2) annual flat, (6) 4 pk annual, Organic soil	(2) annual flat, (6) 4 pk annual, Organic soil	Parks Maintenance & Repair	10-460-4312	11/14/2016	71.02
12/01/2016	334094	(2) annual flat, (6) 4 pk annual, Organic soil	(2) annual flat, (6) 4 pk annual, Organic soil	Parks Maintenance & Repair	10-460-4312	11/14/2016	71.02
Vendor: 2454 - Guardian - Appleton	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-420-4140	12/01/2016	341.40
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-420-4150	12/01/2016	56.56
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-430-4140	12/01/2016	139.08
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-430-4150	12/01/2016	30.31
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-440-4140	12/01/2016	3,292.54
Vendor: 1085 - Breese Publishing Company Total:							2,838.00
Vendor: 0060 - Bussen Quarries, Inc. Total:							81.80
Vendor: 1037 - Canon Financial Services, Inc. Total:							101.19
Vendor: 2455 - Charter Communications Total:							119.56
Vendor: 2221 - Collector of Revenue	#1 - Nov. Sales Tax Report	November Sales Tax Report	November Sales Tax Report	Professional Fees	30-475-4165	11/23/2016	20.00
12/01/2016	#1 - Nov. Sales Tax Report	November Sales Tax Report	November Sales Tax Report	Professional Fees	30-475-4165	11/23/2016	20.00
Vendor: 2074 - David Willson	Nov. Mileage - 11/21/16	Mileage Reimb. - 11/11-11/16/16	Mileage Reimb. - 11/11-11/16/16	Mileage	10-410-4176	11/21/2016	25.70
12/01/2016	Nov. Mileage - 11/21/16	Mileage Reimb. - 11/11-11/16/16	Mileage Reimb. - 11/11-11/16/16	Mileage	10-410-4176	11/21/2016	25.70
Vendor: 2874 - Fire Supply Depot	7972P - 10/25/16	(25) CERT Starter Kits	(25) CERT Starter Kits	Public Relations	10-440-4170	11/01/2016	939.00
12/01/2016	7972P - 10/25/16	(25) CERT Starter Kits	(25) CERT Starter Kits	Public Relations	10-440-4170	11/01/2016	939.00
Vendor: 2198 - Fire Walker, dba Walker Enterprise, Inc.	112586	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	Equipment - Maintenance &	10-470-4290	11/08/2016	15.00
12/01/2016	112586	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	5#ABC Recharge,O-Ring,SCV Collar fire extinguisher	Equipment - Maintenance &	10-470-4290	11/08/2016	15.00
Vendor: 0926 - Greenscape Gardens	334094	(2) annual flat, (6) 4 pk annual, Organic soil	(2) annual flat, (6) 4 pk annual, Organic soil	Parks Maintenance & Repair	10-460-4312	11/14/2016	71.02
12/01/2016	334094	(2) annual flat, (6) 4 pk annual, Organic soil	(2) annual flat, (6) 4 pk annual, Organic soil	Parks Maintenance & Repair	10-460-4312	11/14/2016	71.02
Vendor: 2454 - Guardian - Appleton	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-420-4140	12/01/2016	341.40
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-420-4150	12/01/2016	56.56
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-430-4140	12/01/2016	139.08
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-430-4150	12/01/2016	30.31
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-440-4140	12/01/2016	3,292.54

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-440-4150	12/01/2016	529.73
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-460-4140	12/01/2016	619.56
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-460-4150	12/01/2016	90.78
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Disability Insurance	10-470-4140	12/01/2016	926.35
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-470-4150	12/01/2016	153.44
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-475-4140	12/01/2016	240.24
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-475-4150	12/01/2016	39.50
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	10-480-4140	12/01/2016	303.48
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	10-480-4150	12/01/2016	30.62
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. Dental Premium	Dental Insurance	70-470-4140	12/01/2016	37.92
12/01/2016	00-468234 - 12/1/16	Dec. Dental & LTD Premium	Dec. LTD Premium	Disability Insurance	70-470-4150	12/01/2016	7.62
Vendor: 0421 - Home Depot Credit Services							6,839.13
12/01/2016	9020895	Loctite 60 second adhesive	Loctite 60 second adhesive	Field Supplies	10-470-4220	11/15/2016	4.98
Vendor: 1031 - Horner & Shifrin, Inc.							4.98
12/01/2016	52280	Seibert Park Pedestrian Bridge Abutment Repair	Seibert Park Pedestrian Bridge Abutment Repair	Building & Site Improvement	60-460-6210	11/11/2016	6,526.40
Vendor: 0153 - Industrial Soap							6,526.40
12/01/2016	1045901	Poly liners, Roll towel, Lux foam hand/body soap	Poly liners, Roll towel, Lux foam hand/body soap	Parks-Maintenance & Repair	10-460-4312	11/09/2016	258.39
Vendor: 2022 - Just Me Apparel							258.39
12/01/2016	111516 - Comm. Band	Manchester Community Band Shirts (checks)	(17) Manchester Community Band Shirts (checks)	Miscellaneous	85-485-4325	11/15/2016	516.00
Vendor: 0174 - Laclede Gas Company							516.00
12/01/2016	0214411000 - 11/21/16	Service to Pub. Wks. Bldg - 10/24-11/20/16	Service to Pub. Wks. Bldg - 10/24-11/20/16	Gas	10-470-4240	11/21/2016	103.06
12/01/2016	2439570000 - 11/21/16	Service to City Hall - 10/24-11/20/16	Service to City Hall - 10/24-11/20/16	Gas	10-420-4240	11/21/2016	89.18
12/01/2016	6319311000 - 11/21/16	Service to Aquatic Center - 10/24-11/20/16	Service to Aquatic Center - 10/24-11/20/16	Gas	10-460-4240	11/21/2016	43.52
Vendor: 1148 - Lawn Systems, Inc.							235.76
12/01/2016	4773A	Replace 1.5" PGA Valve, PVC pitpe fittings - Police	Replace 1.5" PGA Valve, PVC pitpe fittings - Police	Building - Maintenance & Re	10-470 4295	11/10/2016	193.00
Vendor: 0183 - Leon Uniform							193.00
12/01/2016	388864	(2) SS Navy Zip shirt, Belt, Trousers - Ebert	(2)SS Navy Zip shirt, Belt, Trousers - Ebert	Uniforms & Equipment	10-440-4160	11/09/2016	233.00

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number
12/01/2016	394289	New Uniforms - K. Restivo	New Uniforms - K. Restivo	Uniforms & Equipment	10-440-4160
Vendor: 1293 - Lowe's Companies, Inc.				Post Date	Amount
12/01/2016	901006	(20) 1x4x10 Form Boards for Sidewalks	(20) 1x4x10 Form Boards for Sidewalks	11/07/2016	1,580.29
12/01/2016	901041	(5) Outdoor 3-outlet countdown timer	(5) Outdoor 3-outlet countdown timer	Vendor 0183 - Leon Uniform Total:	
12/01/2016	901169 - 10/26/16	(2) Kobalt bow rake	(2) Kobalt bow rake	10/25/2016	56.00
12/01/2016	901442	(4) 1/2"x1/8" & (12) 1/4"	(4) 1/2"x1/8" & (12) 1/4"	11/09/2016	94.90
12/01/2016	901720	1/2"x.045" grinding wheels	1/2"x.045" grinding wheels	10/26/2016	46.76
12/01/2016	901867	(3) 5/8" Hitch Pins	(3) 5/8" Hitch Pins	10/28/2016	50.92
12/01/2016	902142 - 11/22/16	Oil fill radiator, dlx oil filler, gap flex, plug.	Oil fill radiator, dlx oil filler, gap flex, plug.	10/31/2016	17.04
12/01/2016	902200 - 11/14/16	(3) 2" PVC Plastic Snap	(3) 2" PVC Plastic Snap	11/21/2016	122.38
12/01/2016	902244 - 11/14/16	Pinecones, Birch pick, (2) 28"	Pinecones, Birch pick, (2) 28"	11/22/2016	7.62
12/01/2016	902250	Red berry spray.	Red berry spray.	11/14/2016	22.15
12/01/2016	902349 - 11/15/16	(2) Welding rods 1/8" 5 lb.	(2) Welding rods 1/8" 5 lb.	11/14/2016	24.64
12/01/2016	902751 - 10/25/16	13W Bulb, 2 outlet timer for christmas lights	13W Bulb, 2 outlet timer for christmas lights	11/23/2016	37.92
12/01/2016	902854	(10) 5 Gal. Easy Off Blue	(10) 5 Gal. Easy Off Blue	11/15/2016	13.10
12/01/2016	916165	(20) 1x4x10 Form Boards for sidewalks	(20) 1x4x10 Form Boards for sidewalks	10/25/2016	59.20
12/01/2016	916165	(6) Top Choice lumber, 10"x100" blk blk plasti	(6) Top Choice lumber, 10"x100" blk blk plasti	11/02/2016	133.47
12/01/2016	247526 - #15709	Returned (3) 2" SCH40 Plug	Returned (3) 2" SCH40 Plug	11/22/2016	-6.75
Vendor: 1410 - Metropark Communications, Inc.				Vendor 1293 - Lowe's Companies, Inc. Total:	
12/01/2016	247526 - #15709	Cloud & Web Services - 10/25 - 11/24/16	Cloud & Web Services - 10/25 - 11/24/16	11/25/2016	679.35
Vendor: 2494 - Pace Properties, LLC				Vendor 1410 - Metropark Communications, Inc. Total:	
12/01/2016	Nov. SMTDD Pmt.	Nov. SMTDD Stoplight Payment	Nov. SMTDD Stoplight Payment	11/25/2016	2,215.30
12/01/2016	Dec. '16 Retainer	Dec. Retainer - City Atty.	Dec. Retainer - City Atty.	Vendor 2494 - Pace Properties, LLC Total:	
12/01/2016	Dec. '16 Retainer	Dec. Retainer - City Atty.	Dec. Retainer - City Atty.	11/25/2016	2,736.57
Vendor: 0141 - Patrick R. Gunn				Vendor 0141 - Patrick R. Gunn Total:	
12/01/2016	Dec. '16 Retainer	Dec. Retainer - City Atty.	Dec. Retainer - City Atty.	12/01/2016	2,775.00
Vendor: 0279 - Rejls Commission				Vendor 0141 - Patrick R. Gunn Total:	
12/01/2016	INV0051021 - 10/31/16	Facility Team Support - 10/11-10/25/16	Facility Team Support - 10/11-10/25/16	11/01/2016	1,679.00
12/01/2016	INV0051207	Subscription Fee - Nov.	Subscription Fee - Nov.	11/15/2016	329.99
12/01/2016	INV0051207	Subscription Fee - Nov.	Subscription Fee - Nov.	11/15/2016	238.96

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
12/01/2016	INV0051208	Sprint Data Lines, Rejls Conn. - Nov.	VPN Conn, Access Fee, PIX Firewall, Charter - Nov.	REJIS Expenses	10-425-4345	11/15/2016	547.61
12/01/2016	INV0051208	Sprint Data Lines, Rejls Conn. - Nov.	Sprint Data Lines - Nov.	Telephone	10-440-4245	11/15/2016	470.00
Vendor 2179 - Republic Services - #346							3,265.56
12/01/2016	0346-018580956	Trash services - November	Trash services - November	Waste Management Progra	10-470-4360	11/15/2016	106,923.06
12/01/2016	0346-018594994	Rolloff recycling services at Pub. Wks.	Rolloff recycling services - Street Sweepings	Waste Management Progra	10-470-4360	11/20/2016	1,689.60
Vendor 2179 - Republic Services - #346 Total:							108,612.66
12/01/2016	62293316	(31.01) Tons COMMC Asphalt - Dublin Ln.	(31.01) Tons COMMC Asphalt - Dublin Ln.	Streets - Maintenance & Rep	10-470-4310	11/07/2016	1,395.45
Vendor 0291 - Simpson Construction Material, LLC Total:							1,395.45
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Cell service - 10/6-11/05/16	Telephone	10-420-4245	11/09/2016	22.26
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Data Chgs. Smart Phone - 10/6-11/05/16	Telephone	10-420-4245	11/09/2016	40.00
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Data Chgs. Smart Phone - 10/6-11/05/16	REJIS Expenses	10-425-4345	11/09/2016	35.00
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Cell service - 10/6-11/05/16	Telephone	10-440-4245	11/09/2016	333.45
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Data Chgs. Smart Phone - 10/6-11/05/16	Telephone	10-440-4245	11/09/2016	80.00
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Cell service - 10/6-11/05/16	Telephone	10-460-4245	11/09/2016	200.07
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Data Chgs. Smart Phone - 10/6-11/05/16	Telephone	10-470-4245	11/09/2016	160.00
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Cell service - 10/6-11/05/16	Telephone	10-470-4245	11/09/2016	355.68
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Data Chgs. Smart Phone - 10/6-11/05/16	Telephone	10-475-4245	11/09/2016	40.00
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Cell service - 10/6-11/05/16	Telephone	10-475-4245	11/09/2016	22.23
12/01/2016	405259123-164	Data Chgs. Smart Phone, Cell service 10/6-11/05/16	Data Chgs. GIS IPADS - 10/6-11/05/16	Expendable Equipment	50-425-6100	11/09/2016	75.96
Vendor 1387 - Sprint/Nextel Communications Total:							1,364.65
12/01/2016	16316-00140	Fit for Confinement - #16-12367 - A. Woolfolk	Fit for Confinement - #16-12367 - A. Woolfolk	Prisoner Expense	10-440-4335	11/11/2016	150.00
Vendor 1348 - St. Luke's Episcopal Presbyterian Hospital Total:							150.00

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Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
<b>Vendor: 1190 - Stericycle, Inc.</b>							
12/01/2016	4006612659 - 9/30/16	5.0 CF Bio-hazard waste Medium Box Disposal	5.0 CF Bio-hazard waste Medium Box Disposal	Prisoner Expense	10-440-4335	11/01/2016	168.00
						<b>Vendor 1190 - Stericycle, Inc. Total:</b>	<b>168.00</b>
<b>Vendor: 0315 - Stonegate Auto Parts Inc.</b>							
12/01/2016	481155	Stihl spark plugs - power hand equip. - stock	Stihl spark plugs - power hand equip. - stock	Equipment - Maintenance &	10-470-4290	11/02/2016	3.48
12/01/2016	481571	Fuel pump assy - Truck 100	Fuel pump assy - Truck 100	Vehicle - Maintenance & Rep	10-470-4285	11/07/2016	238.09
12/01/2016	481652	(2)Bleeder screw for rear brake caliper- truck 100	(2)Bleeder screw for rear brake caliper- truck 100	Vehicle - Maintenance & Rep	10-470-4285	11/08/2016	5.92
12/01/2016	482893	Fuel fill cap - Car 408	Fuel fill cap - Car 408	Vehicle - Maintenance & Rep	10-470-4285	11/21/2016	6.59
						<b>Vendor 0315 - Stonegate Auto Parts Inc. Total:</b>	<b>254.08</b>
<b>Vendor: 0324 - Terrafil Incorporated</b>							
12/01/2016	0000013678	(1) Load Clean Fill to Landfill - Sidewalks	(1) Load Clean Fill to Landfill - Sidewalks	Concrete Sidewalk Replacem	50-470-6320	11/04/2016	48.00
12/01/2016	0000013751	(2) Loads Clean Fill to Landfill - Streets	(2) Loads Clean Fill to Landfill - Streets	Concrete Street Replacemen	50-470-6310	11/09/2016	96.00
						<b>Vendor 0324 - Terrafil Incorporated Total:</b>	<b>144.00</b>
<b>Vendor: 2853 - The Range - St. Louis West</b>							
12/01/2016	161026 - 10/26/16	(3) Officers to patrol rifle training	(3) Officers to patrol rifle training	Training	10-440-4130	11/01/2016	600.00
						<b>Vendor 2853 - The Range - St. Louis West Total:</b>	<b>600.00</b>
<b>Vendor: 1652 - Tope Plumbing, Inc.</b>							
12/01/2016	108514	815 Stone Canyon - Sewer Repair	815 Stone Canyon - Sewer Repair	Capital Improvement	70-470-4500	11/18/2016	2,385.00
						<b>Vendor 1652 - Tope Plumbing, Inc. Total:</b>	<b>2,385.00</b>
<b>Vendor: 2177 - TOTALFUNDS BY HASLER</b>							
12/01/2016	xxxx-xxxx-xxxx-0956-11/11/1	Postage in Meter - City Hall	Postage in Meter - City Hall	Postage	10-420-4265	11/11/2016	500.00
						<b>Vendor 2177 - TOTALFUNDS BY HASLER Total:</b>	<b>500.00</b>
<b>Vendor: 0310 - Treasurer, St. Louis County</b>							
12/01/2016	T11201600094005	(3) House Inspections	(3) House Inspections	Professional Fees	10-475-4165	11/20/2016	286.50
						<b>Vendor 0310 - Treasurer, St. Louis County Total:</b>	<b>286.50</b>
<b>Vendor: 1112 - United HealthCare</b>							
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	10-420-4135	12/01/2016	2,463.92
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	10-430-4135	12/01/2016	1,774.45
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	10-440-4135	12/01/2016	44,374.17
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	10-460-4135	12/01/2016	6,082.65
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	10-470-4135	12/01/2016	11,482.72
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	10-475-4135	12/01/2016	3,026.26
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	10-480-4135	12/01/2016	2,898.59
12/01/2016	C0042119633	Healthcare Premium - Dec.	Healthcare Premium - Dec.	Health Insurance	70-470-4135	12/01/2016	631.18

## Board Approval Report

Payment Dates: 11/27/2016 - 12/03/2016

Payment Date	Payable Number	Description (Payable)	Description (Item)	Account Name	Account Number	Post Date	Amount
12/01/2016	CR - C0042119633	Credit for Premium adjustments - Oct/Nov	Credit for Premium adjustments - Oct/Nov	Health Insurance	10-420-4135	12/01/2016	-2,524.74
12/01/2016	CR - C0042119633	Credit for Premium adjustments - Oct/Nov	Credit for Premium adjustments - Oct/Nov	Health Insurance	10-430-4135	12/01/2016	-1,262.36
12/01/2016	CR - C0042119633	Credit for Premium adjustments - Oct/Nov	Credit for Premium adjustments - Oct/Nov	Health Insurance	10-440-4135	12/01/2016	-8,205.30
12/01/2016	CR - C0042119633	Credit for Premium adjustments - Oct/Nov	Credit for Premium adjustments - Oct/Nov	Health Insurance	10-470-4135	12/01/2016	-631.18
Vendor 1112 - United HealthCare Total:							60,110.36
Vendor: 0337 - Valley Material							
12/01/2016	161258	(5.0) Cu Yds 6 SK Meramec "C" Asphalt - Sidewalks	(5.0) Cu Yds 6 SK Meramec "C" Asphalt - Sidewalks	Concrete Sidewalk Replacem	50-470-6320	11/04/2016	440.00
Vendor: 0745 - Wal-Mart Community/GEMB							440.00
12/01/2016	01655	(3) Pancake syrup, Creamer	(3) Pancake syrup, Creamer	Program Supplies	10-460-4210	11/09/2016	11.42
12/01/2016	01681	Dawn, soap pump, Clear bub. Hardwall cup, coffee	Dawn, soap pump, Clear bub. Hardwall cup, coffee	Office Supplies	10-460-4215	11/02/2016	11.61
12/01/2016	01682	Asst fruit, Raisins, Granola bars- Wellness baskets	Asst fruit, Raisins, Granola bars- Wellness baskets	Miscellaneous	10-420-4325	11/02/2016	51.41
12/01/2016	02810	(2) Pumpkins, (2) Scarecrows	(2) Pumpkins, (2) Scarecrows	Program Supplies	10-460-4210	10/20/2016	21.52
12/01/2016	03248	Halloween Festival Supplies	(2) Color Duck, (11) Asst. Gift Cards for prizes	Program Supplies	10-460-4210	10/19/2016	136.74
12/01/2016	03248	Halloween Festival Supplies	Face paint, Brushes, Stickers, Glow sticks	Program Supplies	10-460-4210	10/19/2016	21.73
12/01/2016	03248	Halloween Festival Supplies	Asst. Candy - Halloween Festival	Program Supplies	10-460-4210	10/19/2016	49.02
12/01/2016	03248	Halloween Festival Supplies	Cider, Hot Cocoa, Ketchup, Mustard	Program Supplies	10-460-4210	10/19/2016	31.36
Vendor 0745 - Wal-Mart Community/GEMB Total:							334.81
Vendor: 0604 - Wise El Santo Co., Inc.							
12/01/2016	1181487	(4) Hard Cap w/4 Pt Rcht Susp.	(4) Hard Cap w/4 Pt Rcht Susp-Red	Uniforms & Equipment	10-460-4160	11/23/2016	36.00
Vendor 0604 - Wise El Santo Co., Inc. Total:							36.00
Grand Total:							210,531.83



**INTRODUCED BY ALDERMAN BAUMANN**

**BILL NO. 16-2283**

**ORDINANCE NO. 16-**

AN ORDINANCE ADOPTING AND APPROVING THE BUDGET FOR THE CITY OF MANCHESTER FOR THE YEAR JANUARY 1, 2017 THROUGH DECEMBER 31, 2017, AND APPROPRIATING SUCH SUMS AS SET FORTH HEREIN FOR ALL DEPARTMENTS AND ACCOUNTS THEREIN SPECIFIED.

WHEREAS, the Board of Aldermen has consulted with the City Administrator and Director of Finance in regard to the financial and service needs of the City and its various departments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: The budget attached hereto and, by reference thereto made a part hereof, is hereby adopted for the year commencing on January 1, 2017 and ending December 31, 2017.

Section Two: With regard to said budget, the following amounts are hereby appropriated by fund:

Fund	Fiscal Year 2017 Appropriation	
General Fund	\$9,265,739	
Debt Service Fund	571,000	
Capital Projects Fund	1,847,000	
Parks and Storm Water Projects Fund	2,798,825	
Homecoming Fund	40,050	
Sanitary Sewer Repair Fund	276,530	
Tax Increment Financing Fund	6,679,660	
Manchester Arts Fund	26,006	
	TOTAL:	\$ 21,504,810

Section Three: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY OF MANCHESTER, MISSOURI

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

INTRODUCED BY ALDERMAN STEVENS

BILL NO. 16-2284

ORDINANCE NO. 16-

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AN ORDINANCE AMENDING ORDINANCE NO. 15-2128 ADOPTING AND APPROVING THE BUDGET FOR THE CITY OF MANCHESTER FOR THE YEAR JANUARY 1, 2016 THROUGH DECEMBER 31, 2016, BY (1) INCREASING THE ESTABLISHED BUDGET FOR THE SANITARY SEWER REPAIR FUND BY TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), AND (2) REDUCING THE SANITARY SEWER REPAIR FUND BALANCE FOR THE BEGINNING OF 2017 BY TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00).

WHEREAS, on December 7, 2015, the Board of Aldermen enacted Ordinance No. 15-2128, adopting and approving the budget for the City of Manchester for the year January 1, 2016 through December 31, 2016; and,

WHEREAS, during calendar year 2016, the cost of sanitary sewer repair requests are expected to reach \$294,300 while only \$269,300 was budgeted.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: The budget for the City of Manchester for the year commencing January 1, 2016 and ending December 31, 2016 is hereby amended by increasing the Sewer Lateral Fund in the amount of Twenty-Five Thousand Dollars (\$25,000.00), so that such Fund shall contain, upon adoption hereof, \$294,300.

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY OF MANCHESTER, MISSOURI

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk


APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney



## - MEMORANDUM -

TO: Andy Hixson, City Administrator

FROM: Bob Ruck, Director of Public Works 

DATE: November 16, 2016

SUBJECT: Sanitary Sewer Repair Fund Budget Adjustment

Director of Finance Dave Tuberty and I have just completed a review of the Sanitary Sewer Repair Fund. We have determined there is a need to make a budget adjustment for this fund due to an increase in projected expenditures for the year. With four lateral repair applications currently being processed, the historical potential for seven additional applications being received prior to the end of the year, and other fund expenditures, it can be foreseen that the budget expenditure amount will be exceeded.

We propose to adjust the 2016 expenditure amount to \$294,300.00, an increase of \$25,000.00. As of this time, sewer lateral application fees have produced a revenue of \$27,450.00 which is \$7,450.00 beyond the 2016 anticipated collection amount. This additional revenue, along with the fund reserve, is adequately able to cover the projected additional expenditure amount. With sewer lateral repairs averaging approximately \$2,850.00 per repair, the seven potential additional repairs could produce a cost of \$19,950.00.

A bill concerning this budget adjustment is being prepared and placed on the November 21, 2016 Board of Aldermen meeting agenda for their consideration and requested approval. Should you have any questions concerning this matter, please contact Dave Tuberty or me.

Cc: Dave Tuberty, Director of Finance  
Ruth Baker, City Clerk

**AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO DIERBERGS MARKETS, INC. TO ENGAGE, AS AN ACCESSORY USE, IN THE OPERATION OF A FAST-FOOD RESTAURANT SELLING STARBUCKS BRANDED BEVERAGES AND PRODUCTS AT 421 LAFAYETTE CENTER, AS PROVIDED FOR IN SECTION 405.240(C)(4)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.**

WHEREAS, Dierbergs Markets, Inc. has heretofore made application for a Special Use Permit to engage, as an accessory use, in the operation of a fast-food restaurant selling Starbucks branded beverages and products at 421 Lafayette Center (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on October 24, 2016; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 21st day of November, 2016, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to Dierbergs Markets, Inc. (sometimes referred to herein as "Holder") to use the property at 421 Lafayette Center (the "Site") to engage, as an accessory use, in the operation of a fast-food restaurant selling Starbucks branded beverages and products, as provided in Section 405.240(C)(4)(f) of the Code of Ordinances of the City of Manchester. Attached hereto as Exhibit "1" is the legal description for the Site.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities

by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law, but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester Statutes and Ordinances
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

INTRODUCED BY ALDERMAN DIEHL

BILL NO. 16-2285

ORDINANCE NO. 16-

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I, Gregory F. Dierberg, on behalf of Dierbergs Markets, Inc., do hereby accept the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge Dierbergs Markets, Inc.'s intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

DIERBERGS MARKETS, INC.

By \_\_\_\_\_  
Gregory F. Dierberg,  
President

## LEGAL DESCRIPTION OF LAFAYETTE CENTER

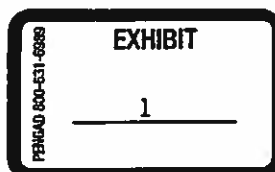
(Dierbergs Supermarket located within Lafayette Center, as shown on the Plot Plan)

**PARCEL 1:** A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Eastern line of "Baxter Acres Amended," a Subdivision, according to the plat thereof recorded in Book 76 page 17 of the St. Louis County Records, at the Southwestern corner of Lot 322 of "Royal Village Plat 2," a Subdivision, according to the plat thereof recorded in Book 201 pages 34 and 35 of the St. Louis County Records, thence along the Southern line of "Royal Village Plat 2," South 89 degrees 05 minutes 00 seconds East, 803.35 feet to a point; thence South 11 degrees 59 minutes 40 seconds East, 672.82 feet to a point on the Northern line of a tract of land conveyed to the City of Manchester (for the dedication of Andersohn Drive, fifty feet wide) by Deed recorded in Book 6968 page 48 of the St. Louis County Records; thence along said Northern line, North 81 degrees 48 minutes 40 seconds West, 160.53 feet to a point of curvature; thence Southwestwardly 95.99 feet along a curve to the left, having a radius of 275.00 feet and a chord bearing South 88 degrees 11 minutes 20 seconds West to a point of tangency; thence South 78 degrees 11 minutes 20 seconds West, 188.78 feet to a point of curvature; thence Northwestwardly, 202.33 feet along a curve to the right, having a radius of 235.00 feet and a chord bearing North 77 degrees 08 minutes 46 seconds West to a point of reverse curvature; thence Northwestwardly, 234.65 feet along a curve to the left, having a radius of 891.70 feet and a chord bearing North 60 degrees 01 minute 11 seconds West to a point of tangency; thence North 67 degrees 33 minutes 30 seconds West, 117.73 feet to a point on the Eastern line of "Baxter Acres Amended," as aforementioned; thence along said Eastern line, North 00 degrees 08 minutes 45 seconds West, 484.28 feet to the point of beginning. (Locator #22R320466)

**PARCEL 2:** A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 100, known as Manchester Road, variable width), by the instrument recorded in Deed Book 4671 page 272 of the St. Louis County Records, said point being the Southwestern corner of a tract of land dedicated to the City of Manchester (for the widening of School Street) by Plat recorded in Book 288 page 34 of the St. Louis County Records; thence along said Northern line, North 86 degrees 13 minutes 00 seconds West, 74.87 feet to a point; thence South 87 degrees 27 minutes 40 seconds West, 106.68 feet to a point on the Eastern line of a tract of land conveyed to St. Louis County (for the relocation of Baxter Road, variable width) by the instrument recorded in Deed Book 7370 page 2484 of the St. Louis County Records; thence along said Eastern line, North 39 degrees 57 minutes 46 seconds West, 78.56 feet to a point; thence Northwestwardly, 192.56 feet along a curve to the left having a radius of 759.20 feet and a chord bearing North 32 degrees 58 minutes 39 seconds West to the Southern most corner of a tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36 of the St. Louis County Records; thence along the Southeastern line of said tract, Northeastwardly, 30.12 feet along a curve to the right, having a



radius of 20.00 feet and a chord bearing North 02 degrees 54 minutes 15 seconds East to a point of tangency; thence North 46 degrees 03 minutes 07 seconds East, 75.57 feet to a point of curvature; thence Northeastwardly, 77.40 feet along a curve to the right, having a radius of 138.00 feet and a chord bearing North 62 degrees 07 minutes 14 seconds East to a point of tangency; thence North 78 degrees 11 minutes 20 seconds East, 217.77 feet to a point of curvature being the Northwestern corner of the tract of land dedicated to the City of Manchester for the widening of School Street, as aforementioned; thence along the Eastern line of said tract, Southeastwardly, 44.70 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 50 degrees 35 minutes 20 seconds East to a point of tangency; thence South 00 degrees 38 minutes 00 seconds West, 332.19 feet to a point of curvature; thence Southwestwardly, 40.64 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 47 degrees 12 minutes 30 seconds West to the point of beginning. (Locator #22R320448)

**PARCEL 3:** A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning a point on the Eastern line of a tract of land conveyed to St. Louis County (for the relocation of Baxter Road, variable width) by the instrument recorded in Deed Book 7370 page 2484 of the St. Louis County Records, at the Westernmost corner of a tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36 of the St. Louis County Records; thence along said Eastern line, Northwestwardly, 251.16 feet along a curve to the left, having a radius of 759.20 feet and a chord bearing North 57 degrees 10 minutes 24 seconds West to a point of tangency; thence North 66 degrees 39 minutes 03 seconds West, 65.86 feet to a point; thence North 22 degrees 06 minutes 17 seconds West, 21.38 feet to a point on the Southern line of a tract of land conveyed to the City of Manchester (for the dedication of Andersohn Drive, fifty feet wide) by Deed recorded in Book 6968 page 48 of the St. Louis County Records; thence along said Southern line, North 22 degrees 26 minutes 30 seconds East, 66.31 feet to a point; thence South 67 degrees 33 minutes 30 seconds East, 68.83 feet to a point of curvature; thence Southeastwardly, 221.49 feet along a curve to the right, having a radius of 841.70 feet and a chord bearing South 60 degrees 01 minute 11 seconds East to a point of reverse curvature; thence Southeastwardly, 70.29 feet along a curve to the left, having a radius of 285.00 feet and a chord bearing South 59 degrees 32 minutes 48 seconds East to a point of reverse curvature at the Northern most corner of the tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36, as aforementioned; thence along the Northwestern line of said tract, Southeastwardly, 39.33 feet along a curve to the right, having a radius of 20.00 feet and a chord bearing South 10 degrees 16 minutes 48 seconds East to a point of tangency; thence South 46 degrees 03 minutes 07 seconds West, 40.07 feet to a point; thence South 75 degrees 39 minutes 47 seconds West, 40.41 feet to the point of beginning. (Locator #22R320457)



4. **APPROVAL OF AGENDA**

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Korte seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	1	0

5. **OLD BUSINESS**

A. **No Old Business**

6. **NEW BUSINESS**

- A. **CASE #16-SUP-009** – A request from Drew Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at 421 Lafayette Center, zoned C-1 Commercial.

Speaking for the case is Mr. Drew Bextermueller of Dierbergs Markets. Mr. Bextermueller said that Dierbergs entered into a licensing agreement to offer Starbucks' branded beverages in the grocery stores. There will be a kiosk, staffed by Dierberg's employees, where the Starbucks licensed drinks are made and sold.

Commissioner Labit asked if the kiosk was going to be in the store or in the parking lot. Mr. Bextermueller confirmed that the kiosk would be in the store, by one of the main entrances. Commissioner Korte asked if there would be any additional signage, and if any other Dierbergs had these kiosks. Mr. Bextermueller answered that there would be a separate sign with a Starbucks logo, and that the Des Peres and Brentwood Dierbergs already had the kiosks at their locations.

Commissioner Fluchel asked what the hours would be. Mr. Bextermueller replied that he believes the hours to be from 6 a.m. to 11 p.m. Mayor Willson suggested that Dierbergs install cup holders on the carts. Alderman Clement asked what the expected completion date was to be. Mr. Bextermueller said that the major renovations should be completed by Thanksgiving, with the final completion by mid-December.

Commissioner Labit made the motion for favorable recommendation of the special use permit application of CASE #16-SUP-009. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	1	0

7. **PLANNING AND ZONING DIRECTOR'S REPORT**

Director Rippetoe reported that she has been spending a lot of time familiarizing herself with the City's Code. Ms. Rippetoe has also been looking over the fees that the Planning & Zoning Department has established and assessing in which direction the City will move.

8. **EX-OFFICIO'S REPORT**

Alderman Clement relayed that the Board of Alderman finished the budget sessions. There will likely be issues that need to be taken to the public.

**CITY OF MANCHESTER  
PLANNING AND ZONING DEPARTMENT  
STAFF REPORT**

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October 24, 2016

**Project Information**

Case: #16-SUP-009  
Applicant: Don Bextermueller, Dierbergs Markets Inc.  
Activity: Special Use Permit for a Starbucks kiosk in Dierbergs Market  
Zoning District: C-1 District  
Address: 421 Lafayette Center

**Background**

Don Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, is seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at 421 Lafayette Center. The property is zoned C-1 Commercial Zoning District. The site fronts on Lafayette Center and Andersohn Drive to the south. It abuts a property zoned C-1 Commercial to the east and properties zoned R-1 Residential to the north and west.

**Special Use Permit - General Guides and Standards**

A special use should be approved only if it is found that the location is appropriate and not in conflict with the City's Master Plan, that the public health, safety, morals and general welfare will not be adversely affected, that such things as adequate utilities, off-street parking facilities and signage consistent with the sign regulations of the City of Manchester will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values, and, further, that the building or use will not:

1. Substantially increase the traffic hazards or congestions,
2. Adversely affect the character of the neighborhood,
3. Adversely affect the general welfare of the community,
4. Overtax the public utilities, or
5. Adversely affect public safety and health, including substantially increasing fire hazards.

**Staff Comments**

Attached is a copy of the application, project narrative and a map showing the subject property and related parking. The proposed Starbucks kiosk will be incidental and subordinate to the principal use of the premises, will not require any additional parking and meets all of the City's Zoning Regulations.



## APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

A non-refundable fee of \$300.

Twenty (20) copies of:

- A plot survey/sketch/site plan, to scale and showing lot/property in question.
- A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
- Information on the number of parking spaces assigned to the space.
- Any other pertinent information for the Commission to review with your application.

Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	CAPLACO SIX, INC.		
ADDRESS	11850 Studt Avenue St. Louis, MO 63141		
PHONE	314-991-8900	FAX	314-991-2474

CONTRACTOR/ APPLICANT NAME	Dierbergs Markets Inc. / Drew Bextenmiller		
COMPANY NAME	Dierbergs		
ADDRESS	16690 Saringkey Ridge Road Chesterfield, MO 63017		
PHONE/EXTENSION	636-812-1360	FAX	636-812-1607
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	421 Lafayette Center, Manchester, MO 63011
LEGAL DESCRIPTION OF PROPERTY	SEE ATTACHED

PROPOSED SPECIAL USE	Operation of Kiosk selling Starbucks branded beverages and products
EXISTING ZONING	C-1 Commercial

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor Dierbergs Date 10-4-16

### PLANNING AND ZONING USE ONLY

Received by \_\_\_\_\_  
Director Planning and Zoning and Economic Development

City of Manchester Permit # \_\_\_\_\_

Fee Paid On 10/10/16

\$ 300.00 check

APP\_Special Use Permit

Rev. 2/2015

### **Special Use Permit – Letter of Intent**

This SUP application is hereby requested for the operation of a kiosk for the sale of Starbucks branded beverages and products. This kiosk is operated by Dierbergs associates and is an accessory to the supermarket use to be operated within the store, conducted during supermarket store hours, and will require no additional parking inasmuch as it is for the convenience of the customers shopping within the store.

## PLOT PLAN



## LEGAL DESCRIPTION OF LAFAYETTE CENTER

(Dierbergs Supermarket located within Lafayette Center, as shown on the Plot Plan)

**PARCEL 1:** A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Eastern line of "Baxter Acres Amended," a Subdivision, according to the plat thereof recorded in Book 76 page 17 of the St. Louis County Records, at the Southwestern corner of Lot 322 of "Royal Village Plat 2," a Subdivision, according to the plat thereof recorded in Book 201 pages 34 and 35 of the St. Louis County Records, thence along the Southern line of "Royal Village Plat 2," South 89 degrees 05 minutes 00 seconds East, 803.35 feet to a point; thence South 11 degrees 59 minutes 40 seconds East, 672.82 feet to a point on the Northern line of a tract of land conveyed to the City of Manchester (for the dedication of Andersohn Drive, fifty feet wide) by Deed recorded in Book 6968 page 48 of the St. Louis County Records; thence along said Northern line, North 81 degrees 48 minutes 40 seconds West, 160.53 feet to a point of curvature; thence Southwestwardly 95.99 feet along a curve to the left, having a radius of 275.00 feet and a chord bearing South 88 degrees 11 minutes 20 seconds West to a point of tangency; thence South 78 degrees 11 minutes 20 seconds West, 188.78 feet to a point of curvature; thence Northwestwardly, 202.33 feet along a curve to the right, having a radius of 235.00 feet and a chord bearing North 77 degrees 08 minutes 46 seconds West to a point of reverse curvature; thence Northwestwardly, 234.65 feet along a curve to the left, having a radius of 891.70 feet and a chord bearing North 60 degrees 01 minute 11 seconds West to a point of tangency; thence North 67 degrees 33 minutes 30 seconds West, 117.73 feet to a point on the Eastern line of "Baxter Acres Amended," as aforementioned; thence along said Eastern line, North 00 degrees 08 minutes 45 seconds West, 484.28 feet to the point of beginning. (Locator #22R320466)

**PARCEL 2:** A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 100, known as Manchester Road, variable width), by the instrument recorded in Deed Book 4671 page 272 of the St. Louis County Records, said point being the Southwestern corner of a tract of land dedicated to the City of Manchester (for the widening of School Street) by Plat recorded in Book 288 page 34 of the St. Louis County Records; thence along said Northern line, North 86 degrees 13 minutes 00 seconds West, 74.87 feet to a point; thence South 87 degrees 27 minutes 40 seconds West, 106.68 feet to a point on the Eastern line of a tract of land conveyed to St. Louis County (for the relocation of Baxter Road, variable width) by the instrument recorded in Deed Book 7370 page 2484 of the St. Louis County Records; thence along said Eastern line, North 39 degrees 57 minutes 46 seconds West, 78.56 feet to a point; thence Northwestwardly, 192.56 feet along a curve to the left having a radius of 759.20 feet and a chord bearing North 32 degrees 58 minutes 39 seconds West to the Southern most corner of a tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36 of the St. Louis County Records; thence along the Southeastern line of said tract, Northeastwardly, 30.12 feet along a curve to the right, having a

radius of 20.00 feet and a chord bearing North 02 degrees 54 minutes 15 seconds East to a point of tangency; thence North 46 degrees 03 minutes 07 seconds East, 75.57 feet to a point of curvature; thence Northeastwardly, 77.40 feet along a curve to the right, having a radius of 138.00 feet and a chord bearing North 62 degrees 07 minutes 14 seconds East to a point of tangency; thence North 78 degrees 11 minutes 20 seconds East, 217.77 feet to a point of curvature being the Northwestern corner of the tract of land dedicated to the City of Manchester for the widening of School Street, as aforementioned; thence along the Eastern line of said tract, Southeastwardly, 44.70 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 50 degrees 35 minutes 20 seconds East to a point of tangency; thence South 00 degrees 38 minutes 00 seconds West, 332.19 feet to a point of curvature; thence Southwestwardly, 40.64 feet along a curve to the right, having a radius of 25.00 feet and a chord bearing South 47 degrees 12 minutes 30 seconds West to the point of beginning. (Locator #22R320448)

**PARCEL 3:** A tract of land being part of that parcel conveyed to Caplaco Six, Inc., by Deed recorded in Book 6968 page 45 of the St. Louis County Records, situated within Section 36, Township 45 North, Range 4 East, in the City of Manchester, St. Louis County, Missouri, being more particularly described as follows:

Beginning a point on the Eastern line of a tract of land conveyed to St. Louis County (for the relocation of Baxter Road, variable width) by the instrument recorded in Deed Book 7370 page 2484 of the St. Louis County Records, at the Westernmost corner of a tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36 of the St. Louis County Records; thence along said Eastern line, Northwestwardly, 251.16 feet along a curve to the left, having a radius of 759.20 feet and a chord bearing North 57 degrees 10 minutes 24 seconds West to a point of tangency; thence North 66 degrees 39 minutes 03 seconds West, 65.86 feet to a point; thence North 22 degrees 06 minutes 17 seconds West, 21.38 feet to a point on the Southern line of a tract of land conveyed to the City of Manchester (for the dedication of Andersohn Drive, fifty feet wide) by Deed recorded in Book 6968 page 48 of the St. Louis County Records; thence along said Southern line, North 22 degrees 26 minutes 30 seconds East, 66.31 feet to a point; thence South 67 degrees 33 minutes 30 seconds East, 68.83 feet to a point of curvature; thence Southeastwardly, 221.49 feet along a curve to the right, having a radius of 841.70 feet and a chord bearing South 60 degrees 01 minute 11 seconds East to a point of reverse curvature; thence Southeastwardly, 70.29 feet along a curve to the left, having a radius of 285.00 feet and a chord bearing South 59 degrees 32 minutes 48 seconds East to a point of reverse curvature at the Northern most corner of the tract of land dedicated to the City of Manchester by Plat recorded in Book 288 pages 35 and 36, as aforementioned; thence along the Northwestern line of said tract, Southeastwardly, 39.33 feet along a curve to the right, having a radius of 20.00 feet and a chord bearing South 10 degrees 16 minutes 48 seconds East to a point of tangency; thence South 46 degrees 03 minutes 07 seconds West, 40.07 feet to a point; thence South 75 degrees 39 minutes 47 seconds West, 40.41 feet to the point of beginning. (Locator #22R320457)

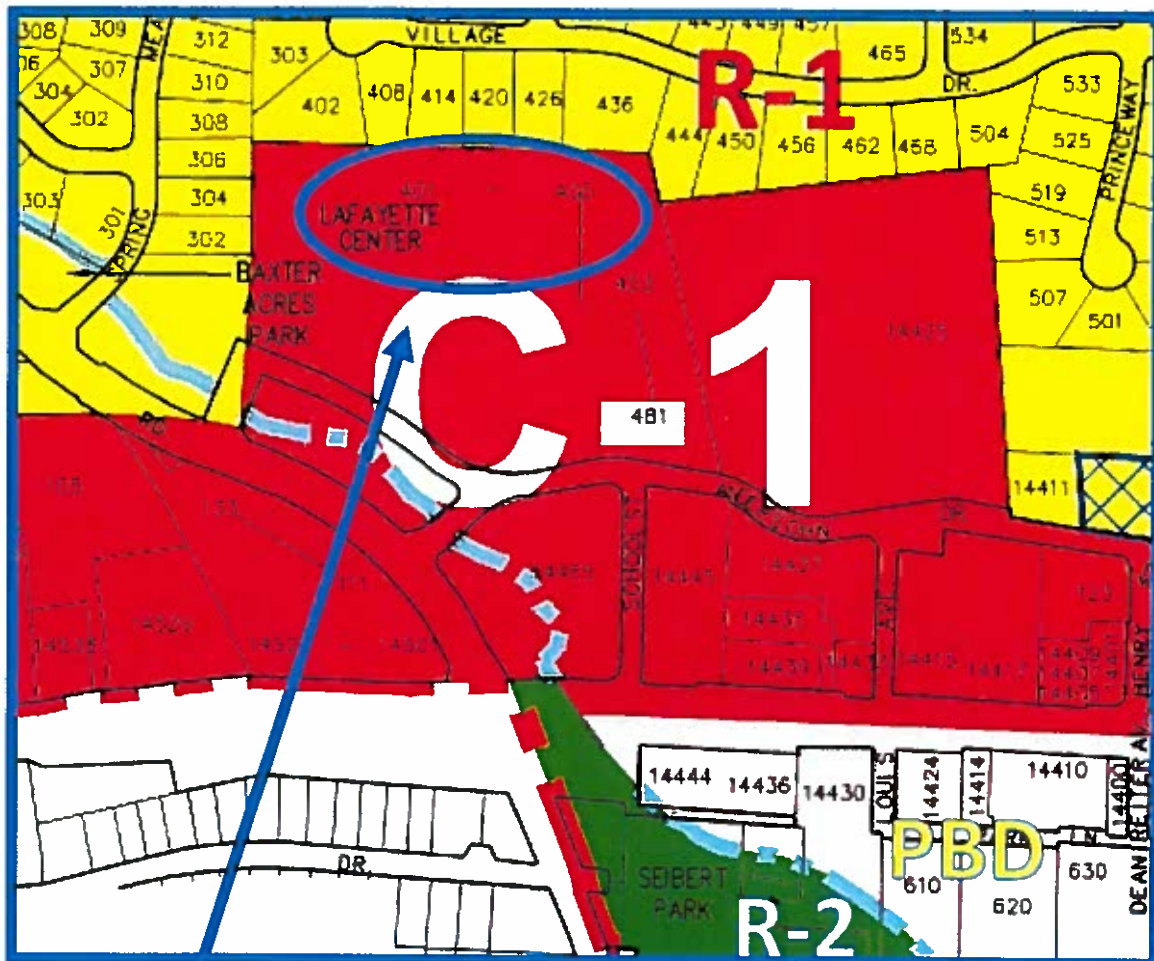


## **CASE #16-SUP-009**

A request from Don Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at

**421 Lafayette Center.**

The property is zoned C-1 Commercial District.







City of Manchester  
14318 Manchester Road  
Manchester, Missouri 63011

(636) 227-1385

## **PUBLIC HEARING NOTICE**

**The City of Manchester Board of Aldermen shall hold a public hearing on Monday, November 21, 2016 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:**

**CASE #16-SUP-007 – A request from Drew Bextermueller, Dierbergs Markets Inc., on behalf of CAPLACO SIX, Inc., owner, seeking approval of a Special Use Permit for an Accessory Use to operate a kiosk selling Starbucks branded beverages and products, to be located at 421 Lafayette Center, zoned C-1 Commercial.**

**INTRODUCED BY ALDERMAN OTTENAD**

**BILL NO. 16-**

**ORDINANCE NO. 16-**

---

AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO, WC TRAINING PARTNERS, LLC TO OPERATE A SEMI-PRIVATE INDOOR SPORTS FACILITY LOCATED AT 14290 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(5)(b) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER.

WHEREAS, WC TRAINING PARTNERS, LLC has heretofore made application for a Special Use Permit to operate a semi-private indoor sports facility located at 14290 Manchester Road (the "Site"); and,

WHEREAS, the Planning and Zoning Commission reviewed said application on November 14, 2016; and,

WHEREAS, the Planning and Zoning Commission did, after due consideration, recommend to the Board of Aldermen of the City of Manchester the granting of said Special Use Permit for the Property; and,

WHEREAS, the Board of Aldermen did, on the 5<sup>th</sup> day of December, 2016, after publication of notice as required by the laws of the State of Missouri and the Ordinances of the City of Manchester, hold a public hearing all in accordance with the provisions of Section 405.550 (D) of the Code of Ordinances of the City of Manchester, and after conducting said public hearing did take the proposed Special Use Permit under advisement; and,

WHEREAS, the Board of Aldermen of the City of Manchester, having fully considered the recommended Special Use Permit, does find that the proposed use would not substantially increase traffic hazards, would not adversely affect the character of the neighborhood, would not adversely affect the general welfare of the community, would not overtax public utilities, and the Board of Aldermen does further find that the proposed use is in the best interest of the public welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: A Special Use Permit is hereby granted to WC Training Partners, LLC (sometimes referred to herein as "Holder") to use the property at the Site for the operation of a semi-private indoor sports facility located at 14290 Manchester Road, as provided in Section 405.240(C)(5)(b) of the Code of Ordinances of the City of Manchester.

Section Two: Holder, by accepting and acting under this Special Use Permit, acquiesces and accepts same subject to the reservations, conditions and restrictions which are made a part hereof, and said Holder, by said action, does agree that any time such requirements are not met, this Special Use Permit may be revoked and terminated, and does further agree that it, its successors and assigns, shall be held to have acquired no special rights, privileges, or immunities by virtue of proceeding to expend money, time or effort in the construction, improvement or maintenance of land herein described and for which this Special Use Permit is granted.

INTRODUCED BY ALDERMAN OTTENAD

BILL NO. 16-

ORDINANCE NO. 16-

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Section Three: The Special Use Permit granted hereunder shall be deemed to have been abandoned one (1) year after the date of the adoption of this Ordinance unless Holder has received from the City of Manchester a business license or its equivalent within such year; except that, for reasonable cause, the Board of Aldermen for the City of Manchester may grant one (1) or more extensions of time for additional periods not exceeding ninety (90) days for each such extension within which period such holder shall receive a business license or its equivalent.

Section Four: This Special Use Permit shall be non-assignable without the expressed consent of the City of Manchester and is contingent upon the compliance with the Code of Ordinances of the City of Manchester, the Zoning Ordinance of the City, all applicable building codes, fire codes and other governmental regulations.

Section Five: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law but is expressly subject to the continuous and ongoing satisfaction of the following specific conditions:

1. Holder's strict compliance with all applicable Federal, State and City of Manchester statutes and ordinances.
2. Holder permitting access to the Site by the City of Manchester at all times requested so as to confirm compliance under Paragraph 1 of this Section Five.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

**INTRODUCED BY ALDERMAN OTTENAD**

**BILL NO. 16-**

**ORDINANCE NO. 16-**

---

I, John Rallo, WC Training Partners, LLC, do hereby accept, on behalf of Manchester Mortuary, LLC, the foregoing Special Use Permit from the City of Manchester upon the terms and conditions above stated, and acknowledge WC Training Partners, LLC's intention and obligation to fully comply with the terms and conditions of the aforementioned Special Use Permit.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

WC Training Partners, LLC

By \_\_\_\_\_  
John Rallo

**CITY OF MANCHESTER  
PLANNING AND ZONING DEPARTMENT  
STAFF REPORT**

---

November 14, 2016

**Project Information**

Case: #16-SUP-011  
Applicant: John Rallo, WC Training Partners, LLC  
Activity: Special Use Permit for a semi-private indoor sports facility  
Zoning District: C-1 District  
Address: 14290 Manchester Road

**Background**

John Rallo, WC Training Partners, LLC, on behalf of Wholfart Holdings, LLC, owner, is seeking approval of a Special Use Permit for a semi-private indoor sports facility located at 14290 Manchester Road. The property is zoned C-1 Commercial District. The site fronts on Manchester Road to the north, abuts Hwy 141 to the west, and properties zoned C-1 Commercial to the east and south.

The proposed indoor sports facility will occupy approximately 9,500 square feet in the rear section of the building. The front of the building is currently occupied by another business and currently used for storage.

**Special Use Permit - General Guides and Standards**

A special use should be approved only if it is found that the location is appropriate and not in conflict with the City's Master Plan, that the public health, safety, morals and general welfare will not be adversely affected, that such things as adequate utilities, off-street parking facilities and signage consistent with the sign regulations of the City of Manchester will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values, and, further, that the building or use will not:

1. Substantially increase the traffic hazards or congestions,
2. Adversely affect the character of the neighborhood,
3. Adversely affect the general welfare of the community,
4. Overtax the public utilities, or
5. Adversely affect public safety and health, including substantially increasing fire hazards.

**Staff Comments**

Attached is a copy of the application, project narrative and a map showing the subject property and related parking. The proposed use would have ample parking and meet all of the zoning regulations.

**4. APPROVAL OF AGENDA**

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Fluchel made the motion to approve the agenda as presented. Commissioner Labit seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	2	0

**5. OLD BUSINESS****A. No Old Business****6. NEW BUSINESS**

- A. CASE #16-SUP-011** – A request from John Rallo, WC Training Partners, LLC, on behalf of Wholfart Holdings, LLC, owner, is seeking approval of a Special Use Permit for a semi-private indoor sports facility located at 14290 Manchester Road. The property is zoned C-1 Commercial District.

Speaking for the case is Mr. John Rallo of WC Training, LLC. Mr. Rallo said that the semi-private sporting club stemmed from a need for a place for kids to practice nearby. The facility would not be opened regular business hours, but rather on a by-need basis. Director Melanie Rippetoe explained that Staff has no objections; there is ample parking and meets all zoning regulations.

Commissioner Labit asked where the entrance would be to the complex. Mr. Rallo said that people would enter through the back of the building. Commissioner Labit also asked if there were columns in the facility. Mr. Rallo explained that the facility is column free, which is the main reason for choosing the location. Commissioner Labit asked if the restrooms would accommodate the activities. Mr. Rallo said that they would not have too many people in the facility at one time (maybe 10-12 kids) the commercial grade bathrooms will be sufficient.

Commissioner Fluchel asked if there would be camps in the evening. Mr. Rallo said that most of the activity will occur during evening hours. Alderman Clement followed up by asking what kind of sporting activities would use the facility. Mr. Rallo said the complex would limit the use to baseball and soccer. Chairman Truesdell asked if there would be a full baseball field. Mr. Rallo replied that there would not be a full field, but rather there would be up to 3 tunnels measuring about 75 feet long. Chairman Truesdell also clarified with Mr. Rallo that this facility would remain unopened to the public, and that people would hear about it by word-of-mouth.

Commissioner Fluchel made the motion for favorable recommendation of the special use permit application of CASE #16-SUP-011. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
5	0	2	0

**7. PLANNING AND ZONING DIRECTOR'S REPORT**

Director Rippetoe briefly discussed some clarifications to the Zoning Code she would like to address in forthcoming meetings.

**8. EX-OFFICIO'S REPORT**

Alderman Clement had nothing to report.



# APPLICATION FOR SPECIAL USE PERMIT

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Every application submitted to the Planning and Zoning Commission for review and approval must contain the following:

- ☐ A non-refundable fee of \$300.
- ☐ Twenty (20) copies of:
  - ☐ A plot survey/sketch/site plan, to scale and showing lot/property in question.
  - ☐ A letter of intent describing the proposed use of the Special Use Permit. Description can include (but is not limited to) the nature of the business, hours of operation, number of employees, etc.
  - ☐ Information on the number of parking spaces assigned to the space.
  - ☐ Any other pertinent information for the Commission to review with your application.
- ☐ Completed application with name of applicant (or their representative) that will appear before the Commission and Board.

An incomplete application may result in your case being postponed to another future Commission meeting.

PLEASE PRINT

PROPERTY OWNER	WHOLEFART HOLDINGS, LLC		
ADDRESS	1270 NORTH PRICE, OLIVETTE, MO 63132		
PHONE	(314) 503-4303	FAX	(314) 222-9874

CONTRACTOR/ APPLICANT NAME	JOHN RALLO		
COMPANY NAME	WC TRAINING PARTNERS, LLC		
ADDRESS	1215 N WARSON RD., ST. LOUIS, MO 63132		
PHONE/EXTENSION	(314) 255-5516	FAX	
PERMIT TO BE PICKED UP BY	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Applicant/Contractor		

ADDRESS OF SPECIAL USE	14290 MANCHESTER RD.
LEGAL DESCRIPTION OF PROPERTY	SEE SITE PLAN
PROPOSED SPECIAL USE	SEMI PRIVATE INDOOR SPORTS TRAINING FACILITY
EXISTING ZONING	C-1

I hereby certify that the information contained in this application and accompanying drawings and/or plats are correct, and that I will conform to all applicable laws of the City of Manchester.

Owner/Contractor John Rallo Date 10/25/16

PLANNING AND ZONING USE ONLY

Received by Melinda Rippel  
Director, Planning and Zoning and Economic Development

City of Manchester Permit #

Fee Paid On: 10/25/16

APP\_Special Use Permit

check #261 300.00

Rev. 2/2015

## **ATTACHMENT - APPLICATION FOR SPECIAL USE PERMIT**

### **Proposed Use of Permit:**

We are using the building space for a semi-private sports training facility, primarily for our children and their coaches to use. This will be by appointment only; therefore we will not have regular business hours or employees. The building that we will be occupying is approx. 9,500 sq. ft and is the back warehouse/South-most portion of the building parcel at 14290 Manchester Road. The rear parking lot associated with our space will be overlaid and striped; providing approximately 35-40 parking spaces, with an additional 62 parking spaces in the front of the building.



**BASES OF HEARINGS:  
P.M. 2:00, PG. 53**

TABLE 1. TO CORRELATE THIS CONCENTRATION OF INVESTMENT WITH THE STATE OF THE ECONOMY AND TO IDENTIFY THE SECTORS THAT ARE MOST RESPONSIBLE FOR THE GROWTH OF THE ECONOMY, A SURVEY WAS CONDUCTED IN 37 STATES AND THE RESULTS REFLECT THE COMPOSITION OF THE STATE OF THE ECONOMY. THE SURVEY WAS CONDUCTED IN 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 26

1. TODD L. Dwyer, a fully registered land surveyor, located in the State of Missouri, hereby state for and on behalf of the Board of Professional Land Surveyors, Inc. (BPLS) that a survey of the above described property was conducted by me or under my responsible charge on 2/1/01 that said survey and the attached final report were conducted in accordance with the current Missouri Uniform Standards for Boundary Surveys.

THE UNIVERSITY OF CHICAGO PRESS

THE FIELD WORK WAS COMPLETED ON FEBRUARY 1978.

THD DESIGN GROUP, INC.

ALACHUA LAND TITLE SURVEY  
PART OF LOT 2 OF TAYLOR HEIGHTS,  
A SUBDIVISION RECORDED IN  
PLAT BOOK 19 PAGE 128  
ST LOUIS COUNTY, MISSOURI

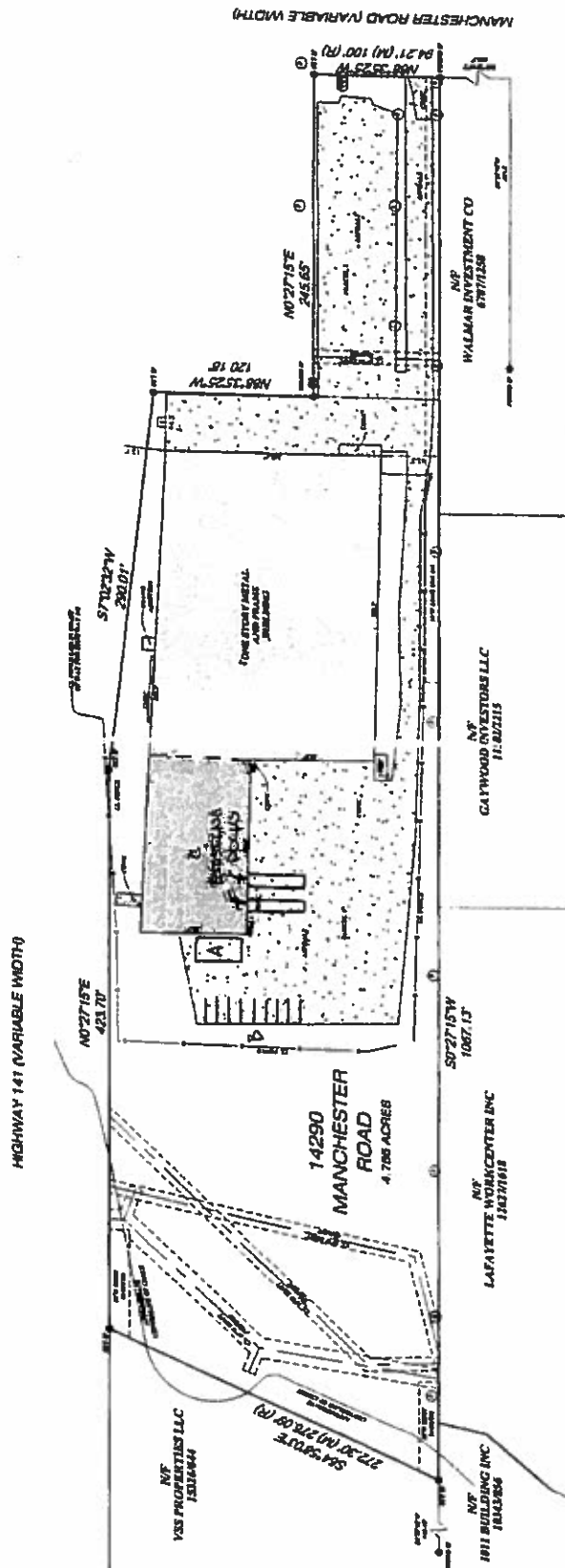


**SECRET**

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1 OF 1

NOT TO SCALE

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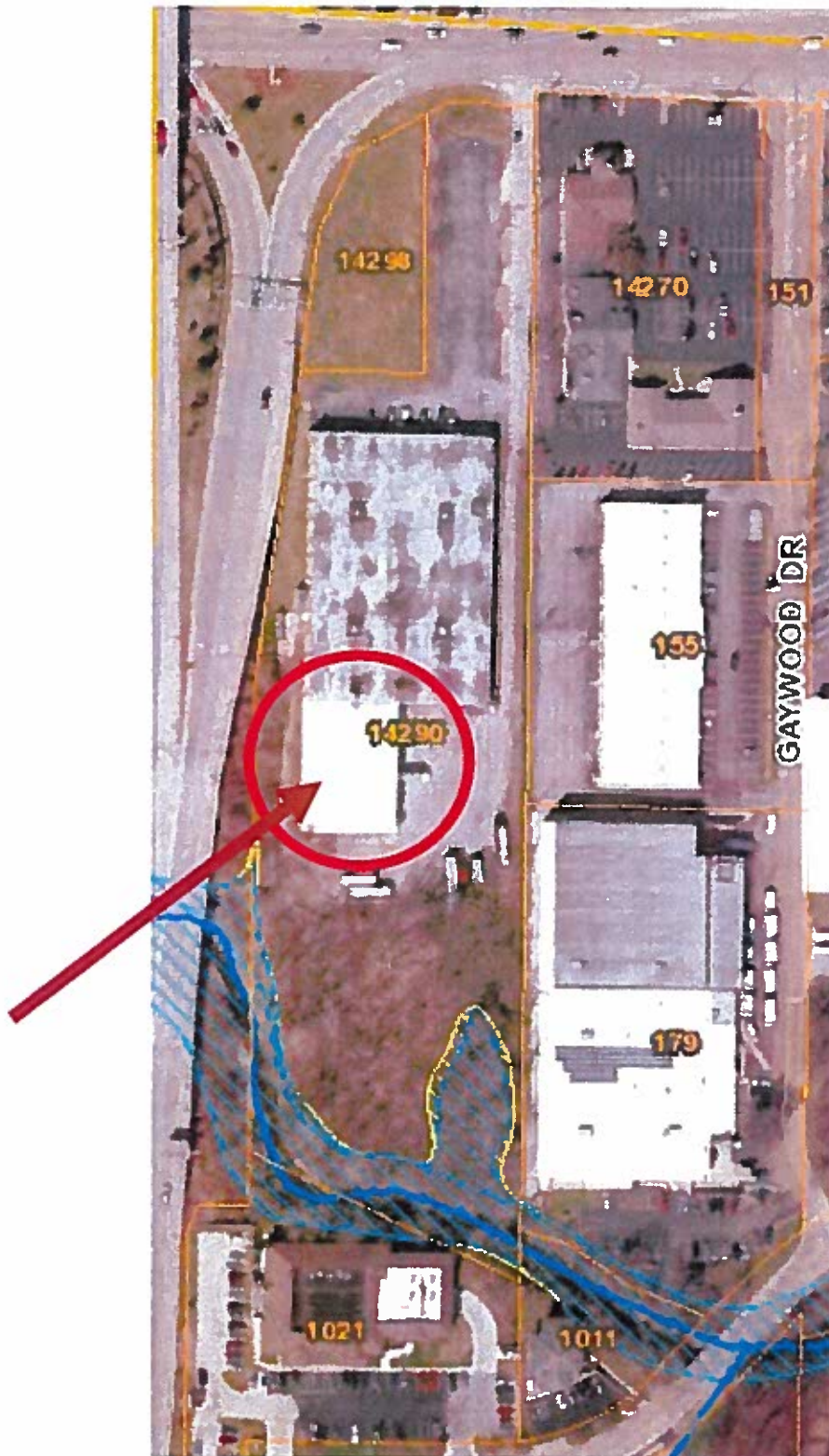
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Aerial view of 14290 Manchester Road

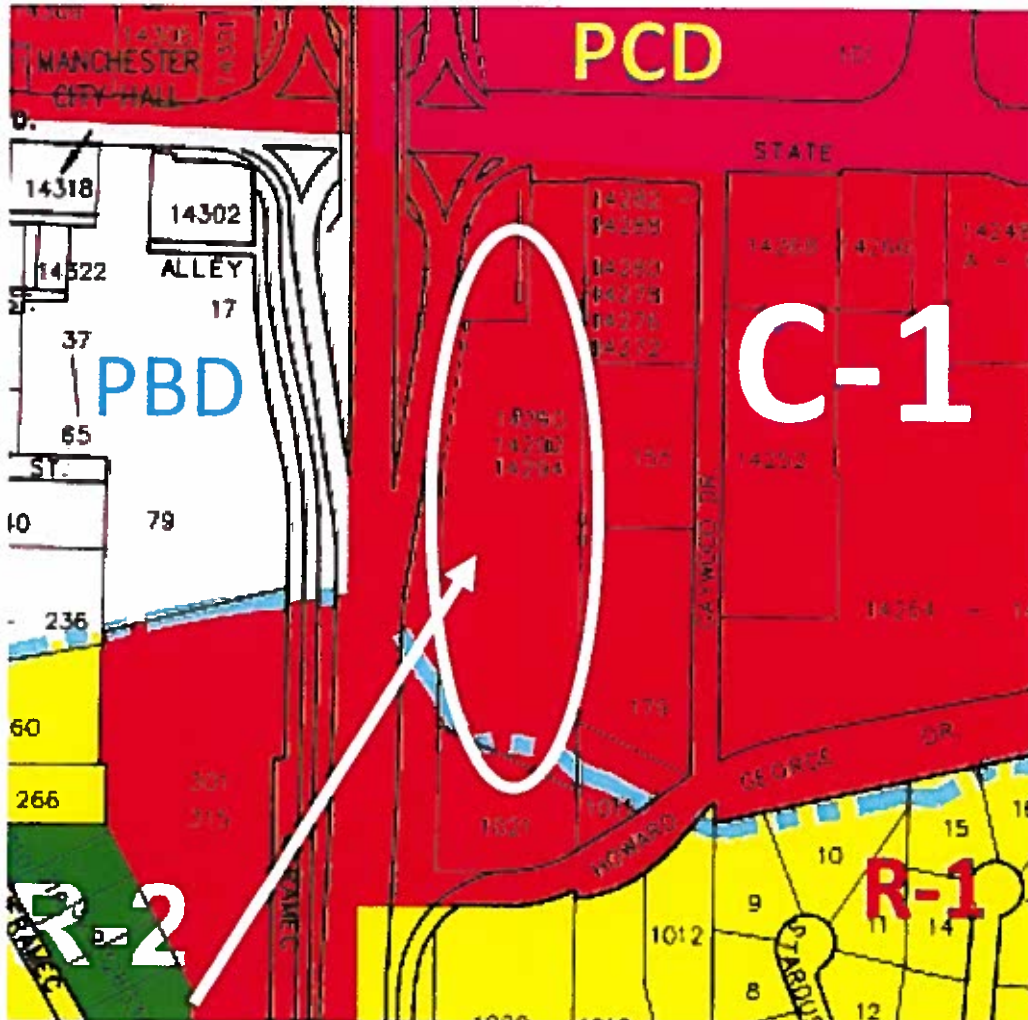


## CASE #16-SUP-011

John Rallo, WC Training Partners, LLC, on behalf of Wholfart Holdings, LLC, owner, is seeking approval of a Special Use Permit semi-private indoor sports facility located at

**14290 Manchester Road.**

The property is zoned C-1 Commercial.



**AN ORDINANCE APPROVING THE SUBDIVISION OF A PARCEL OF PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND COMMONLY KNOWN AS 1187 BIG BEND ROAD IN THE CITY OF MANCHESTER, MISSOURI.**

WHEREAS, the owner of certain property within the City of Manchester has requested to subdivide such property, such parcel being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference thereto, and commonly known as and numbered 1187 Big Bend Road; and,

WHEREAS, such owner has, in addition, supplied to the Director of Planning, Zoning and Economic Development of the City of Manchester the following documents:

1. Certificate of Title and legal description of the property to be subdivided, showing its location and extent, points of compass, scale of the plan and the name of the subdivider and of the surveyor staking the lots,
2. A Certificate that all taxes due have been paid, and
3. A certificate by a surveyor or engineer stating that the lots of such subdivision conform to the requirements of the zoning district in which they are located; and,

WHEREAS, the Planning and Zoning Commission and the Director of Planning, Zoning, and Economic Development of the City of Manchester have reviewed all of the said documents to determine if they are in proper order and in conformance with all of the Ordinances of the City of Manchester providing for the regulation and approval of subdivisions, and, particularly, in regard to the filing and approval of the final plat thereof; and,

WHEREAS, said owner has submitted a final plat to the City for its review and approval.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The subdivision of a parcel of property known as and numbered 1187 Big Bend Road, a copy of the plat of which is attached hereto and incorporated herein by reference thereto and marked as Exhibit "B", and as legally described in Exhibit "A" hereto, is hereby approved, subject to the terms and conditions of this Ordinance.

Section Two: Nothing in this Ordinance shall, in any way, effect or discharge any obligation or responsibility imposed upon the owner by any other Ordinance of the City of Manchester concerning the subdivision of the parcel of property described in Exhibit "A" attached hereto and commonly known as and numbered 1187 Big Bend Road.

Section Three: The City Administrator of the City of Manchester is hereby authorized to do all things necessary to allow for the recording of the final plat attached hereto as Exhibit "B".

Section Four: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

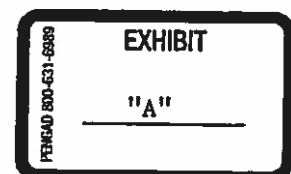
APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

PROPERTY DESCRIPTION:

A TRACT OF LAND IN NORTH 1/2 OF SECTION 7, TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT CONVEYED TO DOUGLAS D. EADIE AND WIFE BY DEED RECORDED IN BOOK 6379 PAGE 127, THENCE NORTH 1 DEGREE 7 MINUTES EAST ALONG SAID WEST LINE 500.90 FEET TO A POINT, THENCE SOUTH 88 DEGREES 53 MINUTES EAST 256.20 FEET TO A POINT, THENCE SOUTH 1 DEGREE 7 MINUTES WEST 500.90 FEET TO THE NORTH LINE OF BIG BEND ROAD, THENCE NORTH 88 DEGREES 53 MINUTES WEST ALONG THE NORTH LINE OF SAID ROAD, 256.20 FEET TO POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 5 FEET FOR WIDENING OF BIG BEND ROAD, AND SHOWN AS PARCEL "B" ON PLAT OF EASTWOOD MANOR PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 137 PAGE 88 OF THE ST. LOUIS COUNTY RECORDS AND CONTAINS 127,049 SQ. FT. OR 2.9 ACRES, MORE OR LESS ACCORDING TO RECORD INFORMATION AND SUBJECT TO FUTURE BOUNDARY SURVEY.



**CITY OF MANCHESTER  
PLANNING AND ZONING DEPARTMENT  
PROJECT REPORT**

---

December 5, 2016

**Project Information**

Case: #16-SUB-001  
Applicant: Rodney Arnold of The Sterling Company on behalf of Flower & Fendler Homes  
Activity: 8-Lot Subdivision Final (Record) Plat  
Zoning District: R-4 Single-Family Residential District  
Address: 1187 Big Bend Road

**Background**

Laurel Oak Manor is a proposed 8-lot subdivision at 1187 Big Bend Road. The final plat shows the final lot sizes and creation of the public right-of-way for Laurel Oak Manor and common ground areas of the subdivision. It meets the City's Subdivision regulations and all the requirements for the R-4 Single Family Residential Zoning District. The lots exceed the minimum of 7,500 square foot buildable lots, required by the R-4 Zoning Regulations and the overall density of 8 lots on 2.90 acres is about 2.75 lots per acre.

This preliminary plat was originally approved on August 10, 2015. Revisions to the preliminary plat were approved by the Planning and Zoning Commission on January 25, 2016. The Record Plat was approved by the Commission on August 8, 2016. The subdivision is in the same configuration as previously approved by the Commission in the Preliminary plat.

**Staff Comments**

A copy of the final plat is provided. The Record Plat is consistent with the previously approved plans and complies with all Zoning and Subdivision Regulations. All required documents have been submitted. The subdivision indentures have been reviewed and approved by the City Attorney and the subdivision improvements have been installed to the satisfaction of the City.





## SUBDIVISION APPLICATION

City of Manchester, 14318 Manchester Rd., Manchester, MO 63011

Ph: 636 227 1385, Ext. 107; Fax: 636 821 8099

Submit application along with the required sets of plans (preferably reduced to 11" x 17" size plans) to the Planning and Zoning Department. The Fee for Subdivision Review Approval is \$100.

Please check one: ☐ Preliminary plat (10 sets of plans required)  
☒ Final plat (20 sets of plans required)

PLEASE PRINT

Applicant Name	Rodney Arnold		
Applicant Company	The Sterling Company		
Street Address	5055 New Baumgartner Road		
City/State	St. Louis	ZIP	63129
Phone	314-487-0440	Email	<a href="mailto:ramold@sterling-eng-sur.com">ramold@sterling-eng-sur.com</a>
Subdivision Location (address)	1187 Big Bend Road		
Existing Zoning	R-4		
Proposed Subdivision Description	Laurel Oak Manor – A Tract of Land in the North ½ of Section 7, Township 44 North, Range 5 East, City of Manchester, St. Louis County, Missouri		

Property Owner	Flower & Fendler Inc.		
Street Address	900 South Highway Drive, Suite 106		
City/State	Fenton	ZIP	63026
Phone	314-596-2587	Email	<a href="mailto:seanf@flowerandfendler.com">seanf@flowerandfendler.com</a>

Contract Purchaser	N/A		
Street Address			
City/State		ZIP	
Phone		Email	

Applicant

*Rodney Arnold*

Date 6/2/16

### PLANNING AND ZONING USE ONLY

Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
Director, Planning and Zoning and Economic Development

Case # \_\_\_\_\_ Fee Payment Made On: 6-2-16



4. **APPROVAL OF AGENDA**

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Fluchel seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

5. **OLD BUSINESS**

A. **No Old Business**

6. **NEW BUSINESS**

A. **CASE #16-SUB-001** – Subdivision approval is requested to subdivide a parcel of ground at 1187 Big Bend into 8 new single-family residential lots and subdivision common ground to be called Laurel Oak Manor. The property is zoned R-4 Single Family Residential.

Sean Flower of Flower & Fendler Homes represented the case. Mr. Flower presented a Final Plat for the 8 lot Subdivision of Laurel Oaks, formerly known as 1187 Big Bend Road. He said that this Final Plat presented to the Commission is exactly the same as what was presented earlier this year as a Preliminary Plat. Everything is moving forward to start building in September.

City Administrator Hixson provided the Staff report, confirming Staff has no objections with a favorable recommendation of this Final Plat.

Mayor Willson referenced his recent discussions with some resident's living on nearby Priest Drive who are excited for the project to begin. Alderman Clement asked if Mr. Flower would need to come before the Commission with a Site Plan for each house in the 8 lot subdivision. Mr. Flower said that he would return for each Site Plan and City Administrator Hixson confirmed. Commissioner Labit asked if the trees that were taken down on the lot while grading the property would be mulched up and contributed to the City's mulch program. Mr. Flower said they hire a contractor to haul off the brush. Commissioner Korte asked if the Laurel Oaks received all the approvals by all the other bodies. Mr. Flower replied that they have received all necessary approvals from St. Louis County, MSD and the Fire Department. Chairman Truesdell asked why there was a large part of the lot used as common ground. Mr. Flower said that MSD required a large detention basin for the development and to support the existing buildings nearby.

Commissioner Fluchel made the motion for favorable recommendation of the Subdivision request of CASE #16-SUB-001. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
6	0	0	1

7. **PLANNING AND ZONING DIRECTOR'S REPORT**

City Administrator Andy Hixson said that he and Mayor Willson are moving forward with acquiring a Planning & Zoning Director.

8. **EX-OFFICIO'S REPORT**

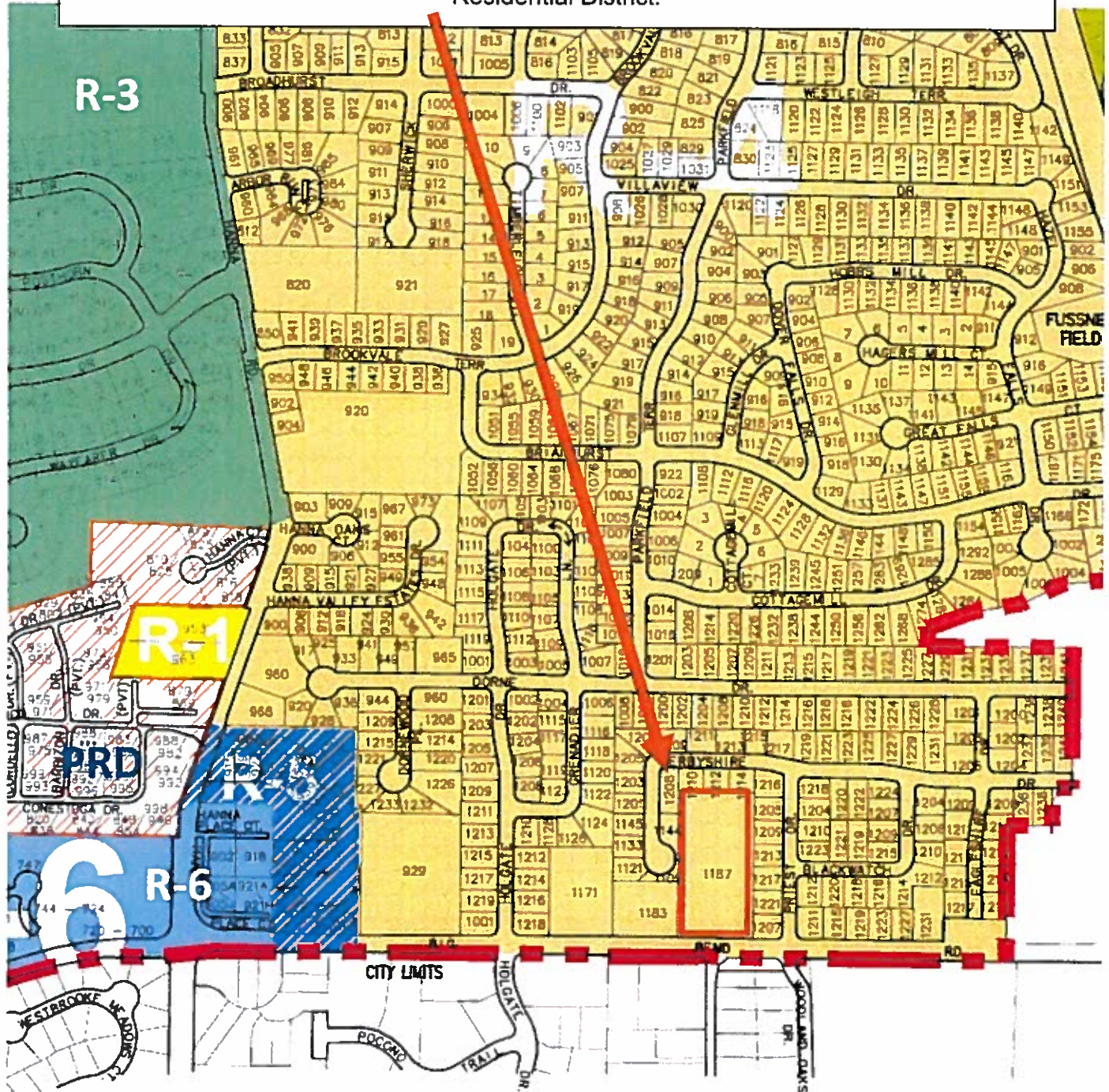
Alderman Clement said that the Board of Alderman approved the Parks & Recreation contract for renovation at the last meeting. We can expect the renovation to begin right after Homecoming ends.

## CASE #16-SUB-001

A request for Final (Record) Plat approval was submitted by Rodney Arnold of The Sterling Company on behalf of Flower & Fendler Homes to subdivide the 2.90 acre parcel at

### **1187 Big Bend Road**

into 8 new single-family residential lots and subdivision common ground. This subdivision is to be called Laurel Oak Manor. The property is zoned R-4 Single-Family Residential District.



**INTRODUCED BY ALDERMAN HAMILL**

**BILL NO. 16-**

**ORDINANCE NO. 16-**

---

AN ORDINANCE AUTHORIZING MISSOURI AMERICAN WATER COMPANY TO INSTALL ONE FIRE HYDRANT WITHIN THE CITY LIMITS OF THE CITY OF MANCHESTER, MISSOURI.

WHEREAS, West County EMS & Fire Protection District has identified a need for one new fire hydrant in the Laurel Oak Manor Subdivision; and,

WHEREAS, West County EMS and Fire Protection District has identified the need for that one new fire hydrant on the east side of John Ryan Lane, west of Priest Drive and approximately 190 feet north of the north side of Big Bend Road in the Laurel Oak Manor Subdivision, located in the City of Manchester, MO,

WHEREAS, said fire hydrant would be installed by Missouri American Water Company; and,

WHEREAS, the Board of Aldermen believes it is in the interest of the public to authorize Missouri American Water Company to install the new fire hydrant.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The Missouri American Water Company is hereby authorized to install one new fire hydrant to be located on John Ryan Road, as identified on Exhibit "A" attached hereto.

Section Two: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY OF MANCHESTER, MISSOURI

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney

**WEST COUNTY EMS & FIRE PROTECTION DISTRICT**

**HYDRANT RESOLUTION NO. 188-16**


Hydrant Resolution No.188-16 is a proposed resolution of the West County EMS & Fire Protection District, authorizing Missouri-American Water to install one (1) new fire hydrant on the newly platted John Ryan Ln., just west of Priest Dr. on the north side of Big Bend Rd. in the City of Manchester. The hydrants will be located on the East side of John Ryan Ln. approximately 190 feet north of the north side of Big Bend Rd. as shown in the attached map.

The minimum fire flow from a single fire hydrant in any Use Group shall be one-thousand five hundred (1,500) gallons per minute at twenty (20) psi residual pressure.

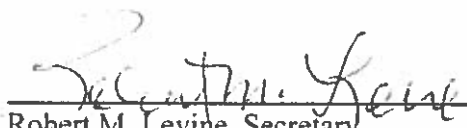
These hydrants are to be installed on a minimum of an eight-inch (8") water main.

THIS RESOLUTION UNANIMOUSLY ADOPTED THIS 4TH DAY OF APRIL, 2016.

WEST COUNTY EMS & FIRE PROTECTION DISTRICT  
BOARD OF DIRECTORS

  
\_\_\_\_\_  
Dr. David P. Cobb, Chairman

ATTEST:

  
\_\_\_\_\_  
Robert M. Levine, Secretary





## INTRODUCED BY ALDERMAN CLEMENT

### RESOLUTION NO. 16-

---

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH TOPE, INC. FOR THE FURNISHING OF ALL TOOLS, LABOR, EQUIPMENT, AND MATERIALS FOR THE PERFORMANCE OF ALL WORK NECESSARY FOR THE CITY'S RESIDENTIAL SEWER LATERAL SERVICE FOR YEARS 2017 AND 2018, WITH ADDITIONAL OPTIONS BY TOPE, INC.

WHEREAS, the City of Manchester, on November 11, 2016, advertised for bids relating to the City's Residential Sewer Lateral Repair Project in the City of Manchester; and,

WHEREAS, in response to the City's request, one firm, Tope, Inc., submitted a bid; and,

WHEREAS, the Director of Public Works has reviewed the submitted bid and believes that the bid submitted to the City of Manchester by Tope, Inc. is a responsible bid and its acceptance is in the best interest of the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF MANCHESTER, STATE OF MISSOURI AS FOLLOWS:

Section One: The Board of Aldermen of the City of Manchester hereby authorizes the City Administrator of the City of Manchester to enter into a contract on behalf of the City with Tope, Inc. (hereinafter "Contractor") for the furnishing of all tools, labor, equipment, and materials for the performance of all work necessary for the City's Residential Sewer Lateral Repair Project in the City of Manchester pursuant to the specifications for said project. The terms and conditions of such contract shall be as set forth in the contract documents upon which said proposal was made.

Section Two: A copy of the bid proposal of Tope, Inc. is attached to this Resolution and is incorporated herein by reference thereto and marked Exhibit "A".

Section Three: This Resolution shall be effective upon (1) Contractor's execution of such acknowledgements as the City may require regarding compliance with all OSHA training and safety requirements, including, but not limited to, completion of the 10-hour Outreach Training Program; (2) Contractor's execution of an Affidavit confirming its compliance with Section 285.530 of the Revised Statutes of Missouri in regard to not knowingly employing any person who is an unauthorized alien, (3) Contractor's compliance with Section 107.170 of the Revised Statutes of Missouri pertaining to the Payment Bond requirement on any project with estimated costs in excess of Twenty-Five Thousand Dollars (\$25,000.00), (4) Contractor's compliance with Section 290.210 of the Revised Statutes of Missouri in regard to the Missouri Prevailing Wage Law, (5) Contractor's compliance with Section 34.353 of the Revised Statutes of the State of Missouri as it pertains to using products manufactured or produced in the United States, (6), Contractor's compliance with Section 285.232 of the Revised Statutes of the State of Missouri in regard to requiring a transient employer to show proof that the employer has been issued a tax clearance and has filed a financial assurance instrument, if appropriate, and (7) Contractor's compliance with Section 208.009 of the Revised Statutes of Missouri as it pertains to the proof of lawful presence.

**INTRODUCED BY ALDERMAN CLEMENT**

**RESOLUTION NO. 16-**

---

Section Four: The City Administrator is further authorized to do any and all things necessary in order to carry out the terms and conditions of the contract referred to herein.

Section Five: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF DECEMBER, 2016.

CITY OF MANCHESTER, MISSOURI

\_\_\_\_\_  
Mayor

ATTEST:


\_\_\_\_\_  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Attorney



## MEMORANDUM

TO: Andy Hixson, City Administrator 

FROM: Bob Ruck, Director of Public Works

DATE: November 30, 2016

SUBJECT: 2017 & 2018 Residential Sewer Lateral Repair Project

Bid specifications for the 2017 & 2018 Residential Sewer Lateral Repair Project were prepared with the advertisement for bids placed in the November 11, 2016 edition of the St. Louis Countian newspaper. In addition, bid packets were mailed to seven sewer contractors and two contractors requested the bid packet by email. The bid opening was held at 10:00 a.m. on Tuesday, November 29, 2016, with one bid being received and opened. The bid received (copy attached) was from Tope, Inc., who has performed the lateral repair project work for the City since at least 2007.

As can be seen on the attached bid form, there are fourteen bid items of which the first six items are most commonly used for lateral repairs. The following is a comparison of the prices from the submitted bid to the prices in the current 2015 – 2016 contract.

<u>Item No.</u>	<u>Item Description</u>	<u>2017 &amp; 2018 Submitted Bid</u>	<u>2015 &amp; 2016 Contract Price</u>
1	Camera inspection	\$280/lump sum	\$260/lump sum
2	Cable service	\$80/lump sum	\$100/lump sum
3	Mobilization	\$1,570/lump sum	\$1,550/lump sum
4	Excavate and repair	\$35/ft. up to 16'	\$25/ft. up to 14'
5	Install cleanout stack	\$ 80/lump sum to 16'	\$100/lump sum up to 14'
6	Install cured-in-place pipe	\$125/ft. all lengths	\$125/ft. all lengths



The project bid specifications provide for the option of three additional one year extensions to the base contract. Any one year extension is subject to mutual agreement by both parties and approval by the Board of Aldermen. Tope, Inc. has indicated and agrees in Bid Item No. 14 the percentage of escalation for any one year extension will not exceed two percent.

I have determined that the bid of Tope, Inc. is a responsive, responsible bid. Therefore, it is my recommendation that a contract for the 2017 & 2018 Residential Sewer Lateral Repair Project be awarded to Tope, Inc. A resolution concerning this award of contract has been placed on the December 5, 2016 Board of Aldermen meeting agenda for their consideration and requested approval.

attachment

cc: Dave Tuberty, Director of Finance  
Ruth Baker, City Clerk  
Mark Belulsi, Public Works Superintendent

BID PROPOSAL FORM

CITY OF MANCHESTER  
ST. LOUIS COUNTY, MISSOURI

RESIDENTIAL SEWER LATERAL REPAIR PROJECT

CALENDAR YEARS 2017 - 2018

NOVEMBER, 2016

TO: CITY OF MANCHESTER  
ST. LOUIS, MISSOURI

Pursuant to and in compliance with your Request for Bids dated November 11, 2016 and the other documents related thereto, the undersigned hereby proposes to furnish all tools, labor, equipment, and materials and perform all work necessary for undertaking the RESIDENTIAL SEWER LATERAL REPAIR PROJECT CALENDAR YEARS 2017 - 2018, as all required by and in strict conformance with the Bid Specifications and Addenda No. \_\_\_\_\_ to \_\_\_\_\_ inclusive at the unit and lump sum prices listed herein.

Company Submitting Bid:

TOPE Inc

Company Address:

8765 Natural Bridge  
Bel-Ridge Mo 63121

Company Phone Number:

314-890-0900

Authorized Representative:

Glenn L. TOPE  
(Print)

BF-1

**Bid Item #1:** Camera inspection of existing house lateral.

\$ 280 lump sum price for initial camera inspection, service call fee, and detection and surface location marking of a failure or failures or for any additional camera inspection, service call fee, and detection of a failure or failures, if required.

**Bid Item #2:** Cable service of existing house lateral.

\$ 80 lump sum price for cable service in conjunction with or separate of a camera inspection as detailed in Bid Item #1.

**Bid Item #3:** Mobilization.

\$ 1570 lump sum price to include mobilization, permit fees, set up, and any related miscellaneous items per lateral repair application.

**Bid Item #4:** Excavate and replace deficient four inch (4") or six inch (6") house lateral pipe and fittings using new Schedule 40 sewer pipe and fittings. Price to include all additional fittings, pipe bedding, shoring, compacted backfill, and any other related work for a complete repair.

A. Unit price bid per foot of replaced lateral pipe at the indicated trench excavation depth:

\$ 35 /ft. @ 4' or less excavation depth  
\$ 35 /ft. @ >4' - 7' excavation depth  
\$ 35 /ft. @ >7' - 10' excavation depth  
\$ 35 /ft. @ >10' - 13' excavation depth  
\$ 35 /ft. @ >13' - 16' excavation depth  
\$ 100 /ft. @ >16' - 19' excavation depth  
\$ 200 /ft. @ >19' excavation depth

B. Surcharge unit price to be added to unit prices above for eight inch (8") diameter pipe.

\$ 10 /ft.

**Bid Item #5:** Install new four inch (4") or six inch (6") yard cleanout stack using new Schedule 40 sewer pipe and including all necessary fittings.

A. 4' or less	\$ <u>80</u> Lump Sum
>4' - 7' in height	\$ <u>80</u> Lump Sum
>7' - 10' in height	\$ <u>80</u> Lump Sum

BF-2

>10' – 13' in height	\$ <u>80</u> Lump Sum
>13' – 16' in height	\$ <u>80</u> Lump Sum
>16' – 19' in height	\$ <u>150</u> Lump Sum
> 19' in height	\$ <u>300</u> Lump Sum

- B. Surcharge unit price to be added to unit prices above for eight inch (8") diameter pipe.

\$ 120 /ft.

**Bid Item #6:** Preparation for and installation of cured-in-place pipe (CIPP) for four inch (4") or six inch (6") sewer lateral repairs.

- A. <25' in length \$ 125 /ft.

25' – 50' in length \$ 125 /ft.

51' & > in length \$ 125 /ft.

- B. Surcharge unit price to be added to unit prices above for eight inch (8") diameter pipe.

\$ 50 /ft.

**Bid Item #7:** Remove and replace any existing four inch (4") or six inch (6") depth asphalt or concrete sidewalk pavement necessary to perform a sewer lateral repair. Price to include compacted rock base, dirt backfill, grass seed, straw and other materials and related work for a complete replacement.

- A. 4" depth asphalt or concrete sidewalk pavement

\$ 80 /square yard

- B. 6" depth asphalt or concrete sidewalk pavement

\$ 90 /square yard

**Bid Item #8:** Remove and replace any existing four inch (4") to eight inch (8") depth asphalt or concrete driveway or street pavement necessary to perform a sewer lateral repair. Price to include compacted rock base, dirt backfill, grass seed, straw, and any other materials and related work for a complete replacement.

- A. 4" depth asphalt or concrete driveway or street pavement  
\$ 40 /square yard
- B. 6" depth asphalt or concrete driveway or street pavement  
\$ 60 /square yard
- C. 8" depth asphalt or concrete driveway or street pavement  
\$ 80 /square yard

**Bid Item #9:** Sawcutting of existing asphalt or concrete pavements, if required.

- A. 2" – 4" depth \$ 10 /lineal foot
- B. 5" – 8" depth \$ 20 /lineal foot

**Bid Item #10:** One inch (1") clean limestone rock as needed for full excavation backfill under pavement areas or as directed.

\$ 10 /ton

**Bid Item #11:** Rock subgrade excavation (if required).

- A. MSD Class "A" excavation \$ 200 /cubic yard
- B. MSD Class "B" excavation \$ 100 / cubic yard

**Bid Item #12:** Hand excavation labor rate (for non-typical applications).

\$ 95 /hour

**Bid Item #13:** Response times for service.

- A. Typical response time after City request for initial camera inspection:  
1 days.
- B. Typical response time after initial camera inspection to a mobilization for a repair: 2 days.
- C. Fee for 24 hour emergency service request (if time is less than indicated in Bid Item #13A) for initial camera inspection and, if needed, cable service and/or repair mobilization.

BF-4

\$ 0 /lump sum

**Bid Item #14:** Bidder shall show their anticipated percent of escalation if/when an option to extend is exercised by the City. The percent quoted will be a maximum. In addition, the percentage proposed will be a factor in determining the best contract value to the City. It is the average price over the period of the contract that will be the price factor considered in the evaluation of this quote. Note – quotes in which negative or no escalation is shown will be considered as zero (0) % escalation.

A. First additional year (CY2019) Escalation

2 %

B. Second additional year (CY2020) Escalation

2 %

C. Third additional year (CY2021) Escalation

2 %

**Sample Service Scenarios Based on Proposed Unit Prices**

**Service Scenario No. 1**

Initial camera inspection

\$ 280

Cable service

\$ 80

Mobilization

\$ 1570

Replace 15' of 6" pipe at 10' depth \$ 35 x 15'

\$ 525

Install 10' high 6" clean out stack

\$ 80

TOTAL \$ 2535

BF-5

Service Scenario No. 2

Initial camera inspection	\$ <u>280</u>
Cable service	\$ <u>80</u>
Mobilization	\$ <u>1570</u>
Replace 30' of 6" pipe at 14' depth \$ <u>35</u> x 30'	\$ <u>1050</u>
Install 14' high 6" clean out stack	\$ <u>80</u>
Second camera inspection	\$ <u>280</u>
Second cable service	\$ <u>80</u>
Remove and replace 9 square yards of 4" concrete driveway pavement	\$ <u>360</u>
7 tons 1" clean limestone rock	\$ <u>70</u>
TOTAL	\$ <u>3850</u>

Service Scenario No. 3

Initial camera service	\$ <u>280</u>
Mobilization	\$ <u>1570</u>
Replace 10' of 6" pipe at 8' depth \$ <u>35</u> x 10'	\$ <u>350</u>
Install 20' of 6" cured-in-place pipe	\$ <u>2500</u>
Install 8' high 6" clean out stack	\$ <u>80</u>
TOTAL	\$ <u>4780</u>

BF-6

**Subcontractors:** Bidder shall list any subcontractors who may be used for any portion of the contracted work.

Company Name N/A  
Company Address \_\_\_\_\_  
Company Phone No. \_\_\_\_\_  
Subcontracted Work Item \_\_\_\_\_

Company Name N/A  
Company Address \_\_\_\_\_  
Company Phone No. \_\_\_\_\_  
Subcontracted Work Item \_\_\_\_\_

**References:** Bidder shall provide three references.

City, Firm, or Individual Name: City of chesterfield  
City or Firm Contact: MATT Douley  
Phone Number: 636-537-4766

City, Firm, or Individual Name: City of Maryland Heights  
City or Firm Contact: Rick Noack  
Phone Number: 314-291-6550

City, Firm, or Individual Name: city of maplewood  
City or Firm Contact: John Meyer  
Phone Number: 314-393-4542

BF-7



Based on the nature of the bids, the City reserves the right to add to or delete any portion of the RESIDENTIAL SANITARY SEWER LATERAL REPAIR PROJECT. It is understood that authorization to contract for this project work will be by resolution duly passed by the Manchester Board of Aldermen.

The undersigned agrees that their firm will complete said work for each lateral repair within 3 calendar days except as provided otherwise in the Bid Specifications after receiving a notice to proceed or allow the City as liquidated damages the sum of Two Hundred Dollars (\$200.00) for each day thereafter. Computation of the calendar days for each lateral repair shall commence on the first (1<sup>st</sup>) day following determination that a repair is necessary.

All materials and workmanship furnished by the Contractor in this contract is guaranteed by the Contractor for a period of one (1) year after the date of completion of each lateral repair. Any lateral repair defective by reason of faulty materials and/or workmanship as well as any costs associated with determining a defect within the guaranteed one (1) year period shall be remedied by the Contractor free of cost to the City.

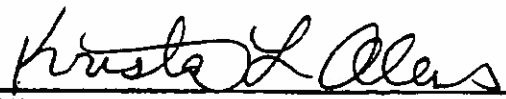
It is understood that the City reserves the right to reject any or all bids, to waive informalities in bidding, and to accept the bid most advantageous to the City. The City is exempt from federal excise and state sales tax. Should the City choose to exercise its tax exempt status, the City will either buy direct some or all project materials or provide the Contractor a Missouri Project Tax Exemption Certificate.

The undersigned hereby represents that he/she has carefully examined the Bid Documents and will execute the Contract and its terms, covenants, and conditions all in strict conformance with the stated requirements. The Bidder acknowledges having filled out and submitted the various affidavits included with this bid packet.

Further, it is understood that this Bid must be submitted before 10:00 a.m. on Tuesday, November 29, 2016, in a sealed envelope clearly marked "SEWER LATERAL REPAIR PROJECT BID" in order to be considered. Bids received after this time will be returned unopened to the Bidder.

  
\_\_\_\_\_  
Signature – Authorized Representative

Nov 28 2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Attest

BF-8

Glenn L. ToPE

being duly sworn in oath deposed and states:

- I. That in connection with this procurement,
  - a. The prices in this bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition as to any matter relating to such prices with any other bidder or with any competitor;
  - b. The prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening directly or indirectly to any other bidder; or to any competitor; and,
  - c. No attempt has been made or will be made by the bidder to induce any other person or firm to submit or not to submit a bid for the purpose of restricting competition.
- II. The undersigned further states:
  - a. He is the person in the bidder's organization responsible within that organization for the decision as to the prices being bid herein and that he has not participated, and will not participate, in any action contrary to (I) (a) through (I) (c) above.
  - b. He is not the person in the bidder's organization responsible within that organization for the decision as to the prices being bid herein but that he has been authorized in writing to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to (I) (a) through (I) (c) above, and as their agent does hereby so certify; and he has not participated, and will not participate in any action contrary to (I) (a) through (I) (c) above.
- III. The Contractor hereby attests to their intent to comply with the Americans with Disabilities Act (ADA).
- IV. It is expressly understood that the foregoing statements, representations, and promises are made as a condition to the right of the bidder to receive payment under any award made hereunder.

For Corporations

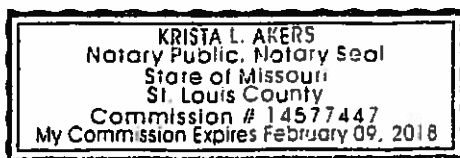
ToPE IN  
(Name) ~~indicate if~~ corporation,  
~~partnership or sole proprietor~~

(Corporate Seal)

President  
(Office held in bidder organization)

ATTEST:

Krista L. Akers



SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 28 DAY OF November 2016.

Krista L. Akers  
NOTARY PUBLIC

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